

## **ULSTER-Town of**

901 Grant Ave 1st Floor, Lake Katrine, NY 12449

\$36,485

https://gristmillrealestate.com

This space is offer with two 50,000 square foot sections. The rent is \$8.75 per square foot annually, triple net. Net charges are approximately \$4.00 per square foot. The entire first floor of 100,000 square feet of warehouse/light manufacturing space is available, divisible to two 50,000 square foot spaces. Minutes to NYS Thruway Exit 19 Minutes to Kingston/Rhinecliff Bridge Open warehouse/light manufacturing Four load leveler truck docks. Two grade level overhead doors. Flexible Zoning

**MLS ID:** 20233456

Status Category: Active Area, sq ft: 215000 sq ft

Zone: Om

Year built: 1983 Basement: Slab Loading Dock: 4 Ceiling Height: 13

**INTERIOR FEATURES** 

Flooring: Concrete

UTILITIES

**Heat Source:** Sub-blowers

Water: Municipal

**EXTERIOR FEATURES** 

Lot Dimensions: 12.12

**LOCATION DETAILS** 

Area/Town: Ulster-town Of County: Ulster County

**Listing Category:** Commercial/industrial

**Acreage: 12.12 Age:** 21-40

Warehouse Sqft: 100000

Overhead Doors: 2

Date added: Added 2 years ago

Heating Fuel: Natural Gas

Sewer: Municipal

School District: Kingstonconsold

Directions: 901 Grant Avenue, Gps Works For This Site. North On 9w From Rte 209, Left On Grant Avenue, Left After Railroad

Tracks.

## **LISTED BY**

Office Name: Svn Deegan-collins Commercial

**Agent Last Name:** Collins

Agent First Name: Thomas



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