

## **WAWARSING**

190-210 Port Ben Rd, Wawarsing, NY 12489

https://gristmillrealestate.com

For lease in the Town of Wawarsing, discover this expansive 7,467 square feet light industrial flex building, with the flexibility to subdivide from 2,800 to 7,467 square feet. Outdoor storage space adds convenience to your operations. This adaptable property suits various purposes including lighting manufacturing, storage, warehouse facilities, or an ideal contractor shop. The owner is open to customizing the space according to your needs and specifications. Plus, benefits from additional parking and outdoor parking spaces for added convenience. Contact us today to learn more and secure your ideal space.

MLS ID: 20240317 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 7467 sq ft

Acreage: 4.9 **Zone:** R/r-40 Year built: 1970 Age: 41-60

Loading Dock: 1 Overhead Doors: 10

Ceiling Height: 13 Date added: Added 1 year ago

UTILITIES

Heat Source: Forced Air Heating Fuel: Oil, Propane Water: Community Sewer: Septic-above Ground

**EXTERIOR FEATURES** 

Lot Features: Adjacent To State Land, Corner Lot, Level, Garage/Parking Extras: Other/see Remarks

Wooded

Lot Dimensions: 1824

LOCATION DETAILS

School District: Ellenvillecentr Area/Town: Wawarsing

County: Ulster County **Elementary School:** Ellenville Pre K-5

Directions: Take Route 209 To Institution Rd In Naponoch, Then Keep Left To Stay On Berme Rd, Next Turn Left Onto Port Ben Rd. Building Is On Your Right.

## **LISTED BY**

Office Name: Keller Williams Hudson Valley

Agent Last Name: Gibbs

Agent First Name: Matthew



Phone:

Address:

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