



**ULSTER-Town of**  
701 Grant Ave, Lake Katrine, NY 12449

**\$4,995,000**

<https://gristmillrealestate.com>

Once built for IBM Corp, then vacated sold divided into individual office suites, 13 finished, some furnished, 10 unfinished, 3 bay docks, boiler room, 4 electric stations, 4 multi-stalls restrooms, warehouse, several smaller offices, communication office, north, south, East, West entrances, generator backup for one suite, plenty of work space and storage. unused closed bridge walkway, right off State Rte 209 and 9W. 2023 New Boiler and motor, 2 unused chillers, AC tower, 4 utility cleaning closets with elect. water heaters, sprinkler system, fire alarm, automatic door locks, 6 new entrance heaters. three Elevators one north entrance, west entrance and Freight elevator south dock area.

**MLS ID:** 20240442

**Status Category:** Active

**Area, sq ft:** 309120 sq ft

**Acreage:** 14.6

**Age:** 41-60

**Loading Dock:** 3 Docks

**Ceiling Height:** 22'

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Flooring:** Mixed

**Additional Interior Features:** Office Sqft

## UTILITIES

**Heat Source:** Baseboard, Forced Air, Heat Pump, Other/see Remarks, Natural Gas Available

**Hot Water:** Electric, Gas

**Electricity:** 400 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Parking Spaces 20+

**Listing Category:** Commercial/industrial

**Status Detail:** 2

**Zone:** Com1 #37

**Year built:** 1970

**Other Rooms:** Other/see Remarks

**Overhead Doors:** 3

**Commercial Features:** Dock-interior, Elevator, Fire Alarm, Freight Elevator, Handicap Access, Overhead Sprinklers, Private Restrooms, Security System, Smoke Detectors, Storage Area, Doors Over 10ft

**Cooling/Air Conditioning:** Central, Heat Pump, Other

**Heating Fuel:** Electric, Natural Gas

**Water:** Municipal

**Sewer:** Municipal

**Construction:** Steel

**Other Buildings:** Shed

**Lot Features:** Level, Parking Lot

**Additional Exterior Features:** Doors 10-15 Ft, Elevator, Fire Sprinkler

**Lot Dimensions:** 14.6

**Lot/Site:** City, Office Park

## LOCATION DETAILS

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

**School District:** Kingstonconsold

**Elementary School:** Chambers K-4

**County:** Ulster County

**Directions:** From Kingston North On Ulster Ave. To Left On Grant Ave (romeo Chevrolet) To End To Left Straight Into Ulster Business Park Or From Exit 19 North On Rout 209 To Right On Enterprise Then Left Off Ramp To Right On Grant Ave Park On Right

## LISTED BY

**Office Name:** Vetere, Karen Real Estate

**Agent First Name:** Karen

**Agent Last Name:** Vetere



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

