



**AVAILABLE FOR LEASE**

# Prime Warehouse/Light Manufacturing Space

**901 GRANT AVENUE**

Lake Katrine, NY 12447

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**PRESENTED BY:**

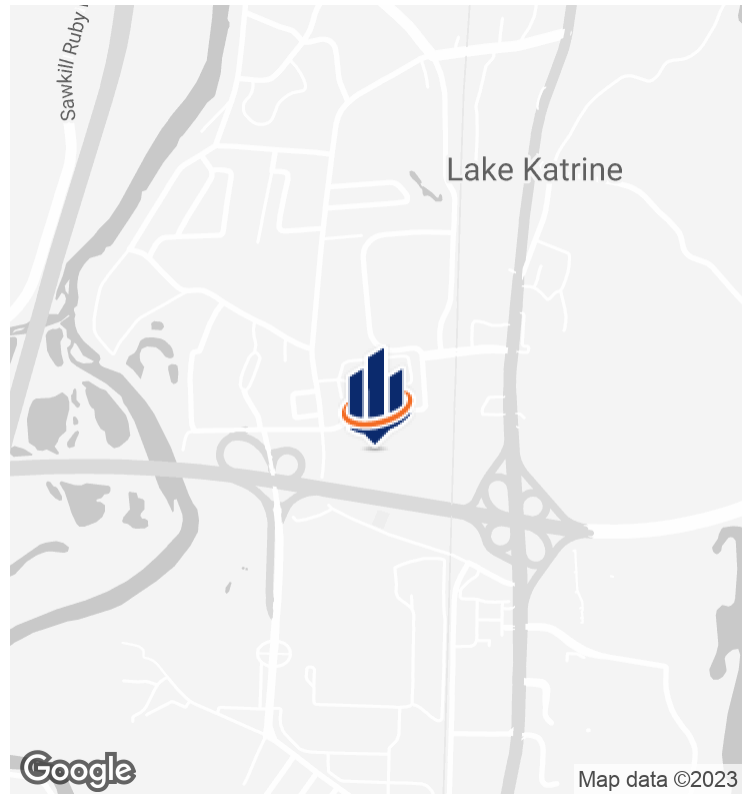
**THOMAS COLLINS, CCIM**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.50 SF/yr (modified NNN)
<b>BUILDING SIZE:</b>	214,920 SF
<b>AVAILABLE SF:</b>	50,000 - 100,000 SF
<b>LOT SIZE:</b>	12.12 Acres
<b>YEAR BUILT:</b>	1983
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	OM
<b>MARKET:</b>	Ulster
<b>APN:</b>	39.82-1-31

### PROPERTY OVERVIEW

100,000 square feet of warehouse/light manufacturing space available, divisible to two 50,000 square foot spaces.

### PROPERTY HIGHLIGHTS

- Minutes to NYS Thruway Exit 19
- Minutes to Kingston/Rhinecliff Bridge
- Open warehouse/light manufacturing
- Four loadleveler truck docks.
- Flexible Zoning

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## ADDITIONAL PHOTOS



Panoramic View



Loading Area

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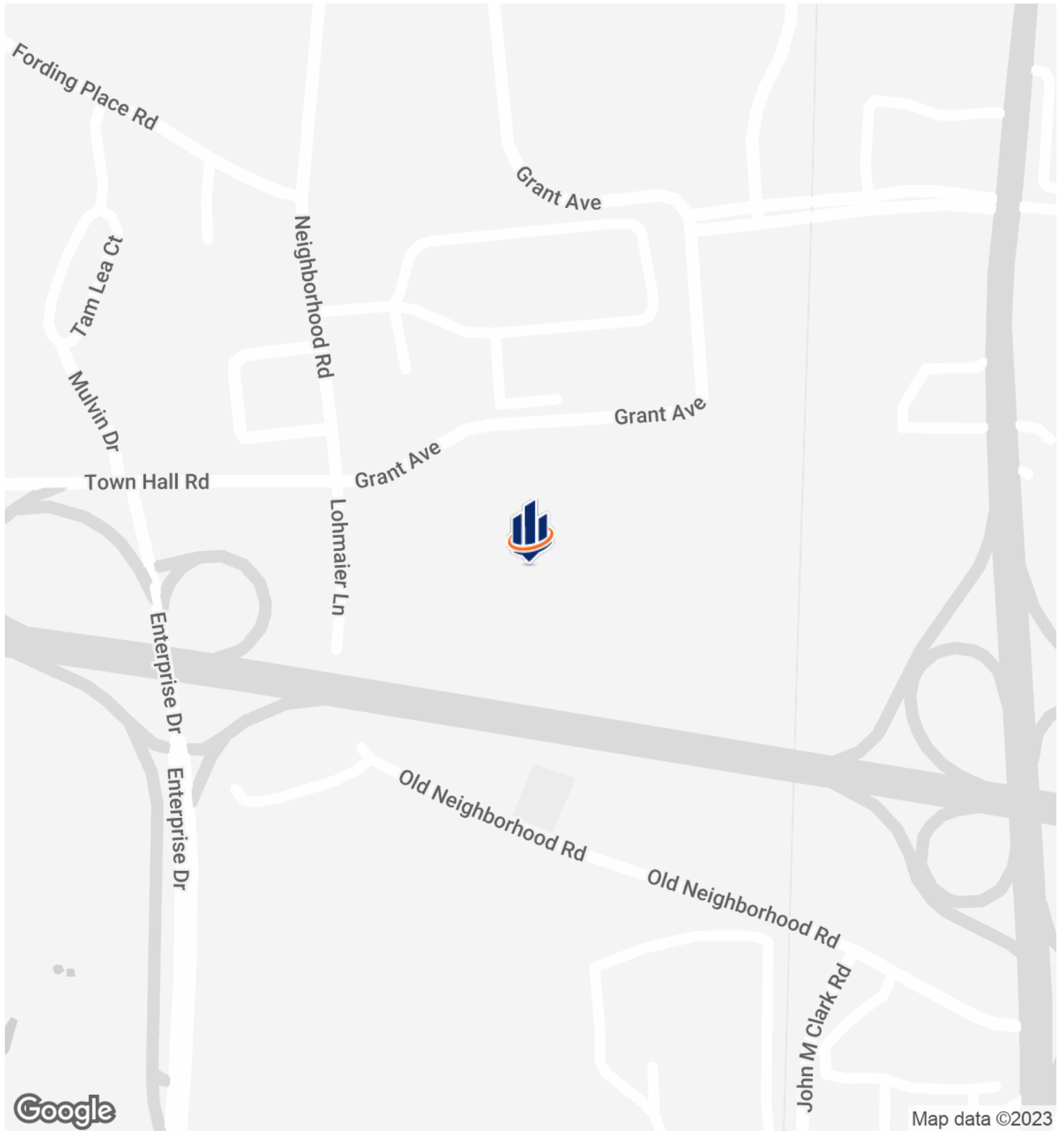
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Open Space

# LOCATION MAP



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