

# LUMBERYARD STUDIOS

62 Water Street, Catskill, New York - Upper Hudson Valley

**QUALIFIED  
PRODUCTION FACILITY**  
STATE-OF-THE-ART STUDIO &  
SOUND STAGE + WATERFRONT  
DEVELOPMENT OPPORTUNITY



## Availabilities:

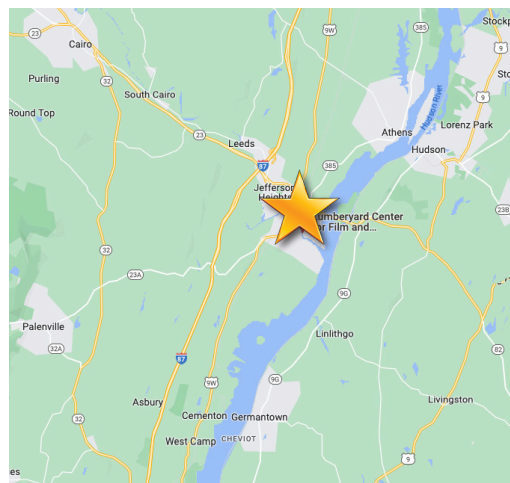
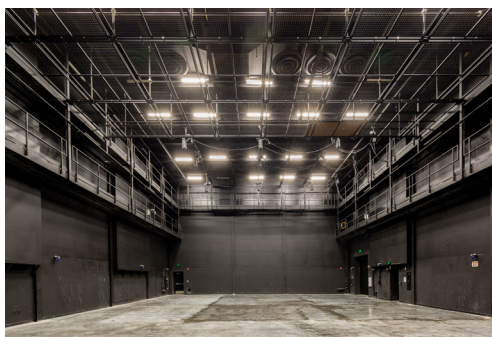
- 20,208 SF New Production Facility
- 13,450 SF Across Three Other Buildings
- 110,818 SF of Air Rights
- 1.06 Acre Waterfront Lot
- Docking Stations Permitted

## Building Features:

- State-of-the-Art Qualified Production Facility, Event Space, Concert Venue, and Theater
- 450 Seated + 600 Standing Capacity
- Sleeping Accommodations for 24 People
- One-Acre Flexible Waterfront Development Site
- Elevator Available On-Site

## Location Overview:

- 10 Minutes from Hudson, NY
- Two Hours from New York City
- 500 Feet of Water Frontage
- Attractive Tax Credits & Grants Available For Catskill Developments & Available For Qualified Production Facility



## Sales / Lease Information

### ALEXANDER SMITH

212.537.7694

asmith@openregroup.com

### LINDSAY ORNSTEIN

212.537.0351

lindsay@openregroup.com

### KENDALL ELLIOTT

212.537.7681

kelliott@openregroup.com



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TEN MINUTES FROM  
**HUDSON, NY**

TWO HOURS FROM  
**NEW YORK CITY**



DEVELOPMENT  
OPPORTUNITY  
**ALONG  
500 FEET  
OF WATER  
FRONTAGE**



STATE-OF-THE-ART  
**PRODUCTION  
CAMPUS  
+ EVENT SPACE**

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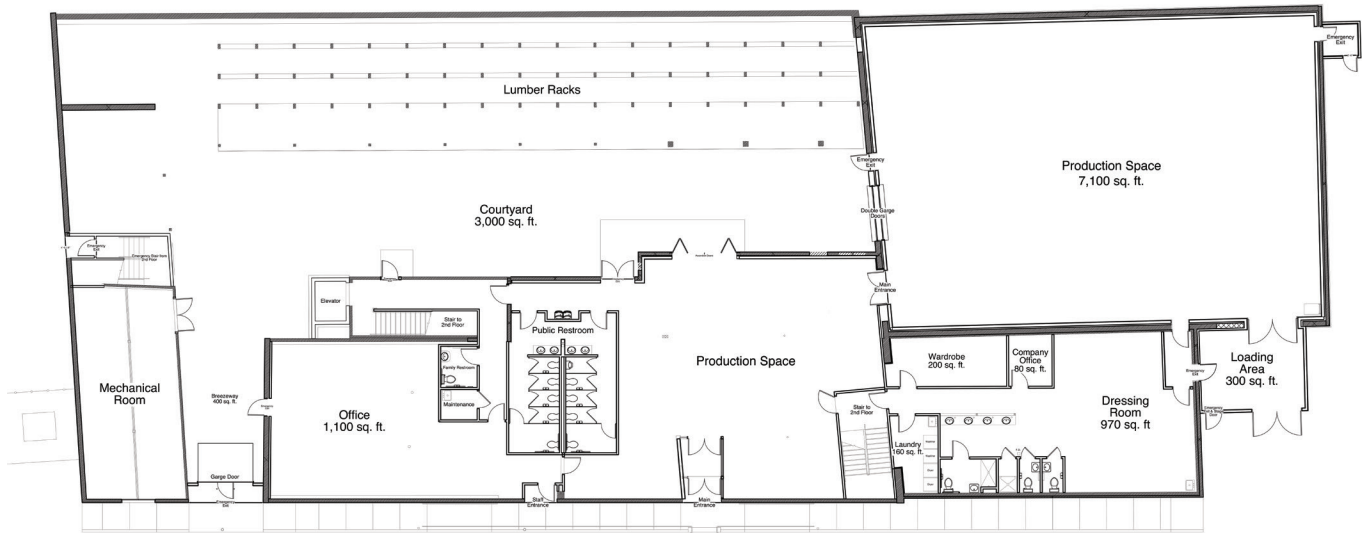
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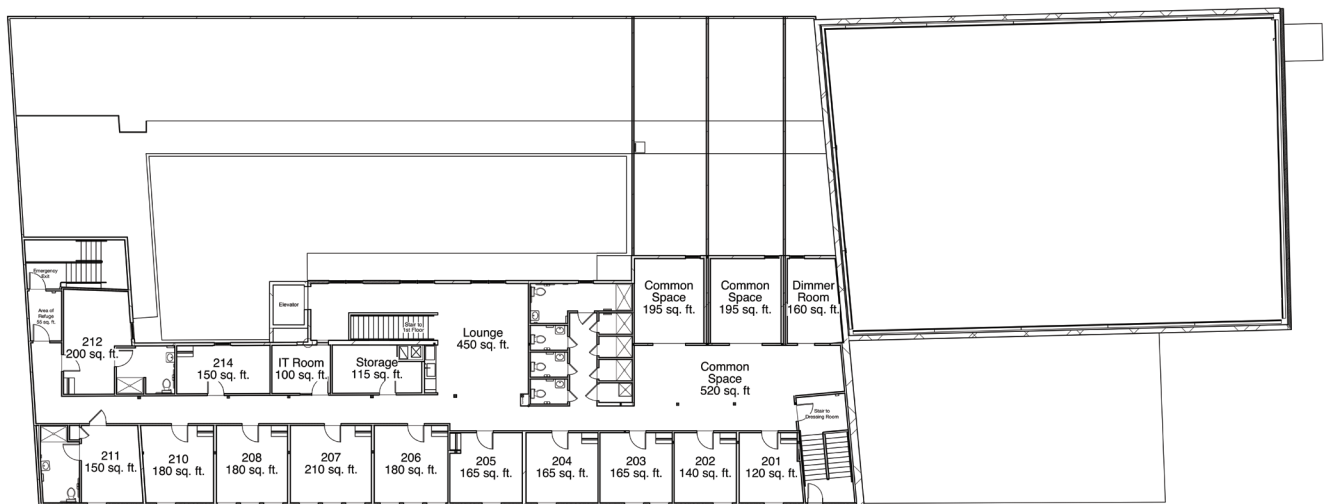
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## Main Building



**GROUND FLOOR**



**SECOND FLOOR**

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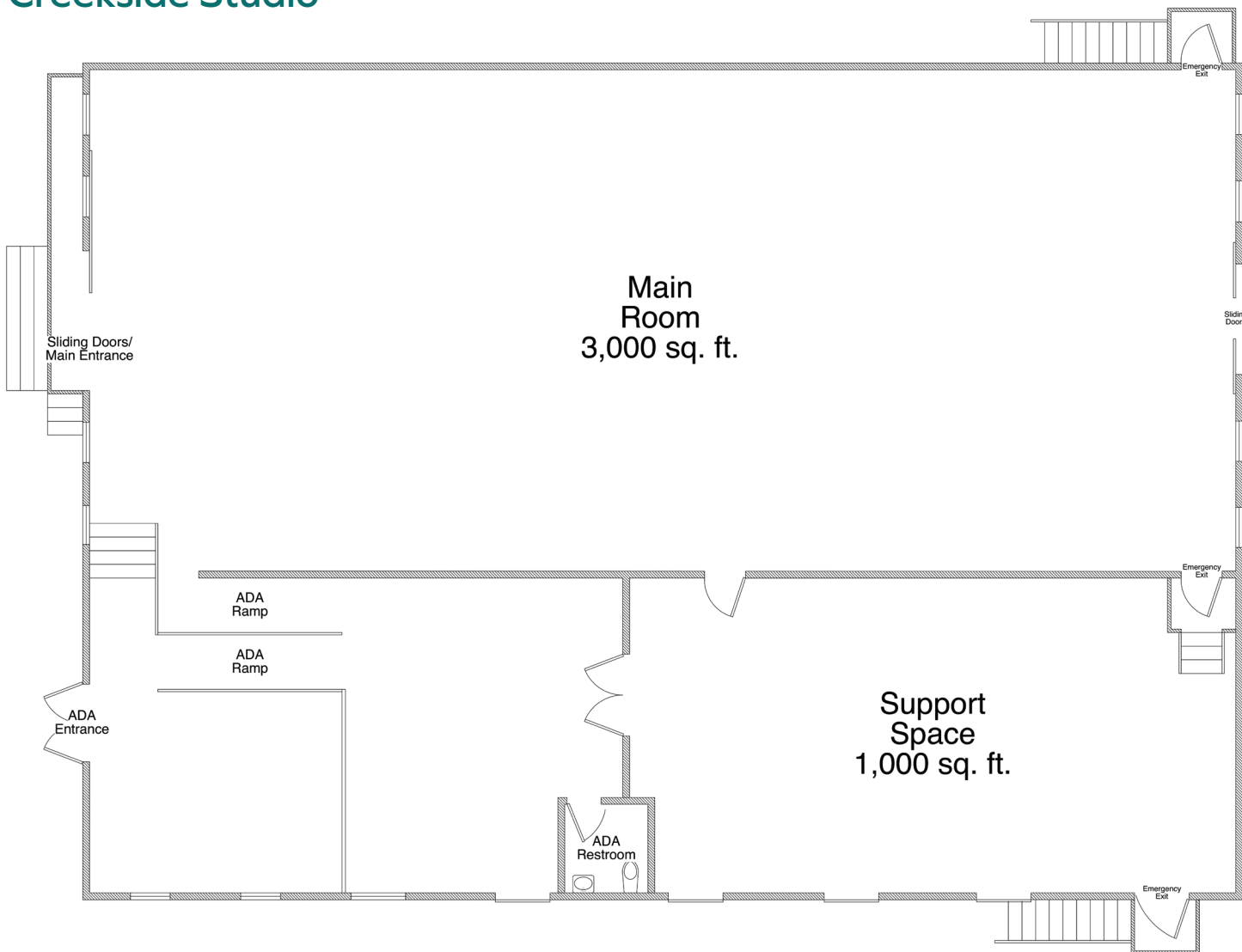
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## Creekside Studio



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