



# THIS OLD HUDSON

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TEAM AT HOULIHAN LAWRENCE

EXCLUSIVE LISTING

## Columbia Warehouse



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Columbia Warehouse



# Columbia Warehouse

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Introducing Columbia Warehouse, a prime development opportunity perfectly positioned to take advantage of Hudson, NY's dynamic economy and growing popularity among entrepreneurs, makers, and businesses. This versatile property features three interconnected structures: an old-world brick building and two spacious warehouse buildings. With wood frame truss construction, soaring ceilings, and an open, adaptable layout, the property suits a range of uses from office space to retail and mixed-use development. Just a block from bustling Warren Street and neighboring the beautifully restored Cannonball Factory, this Opportunity Zone property offers significant tax incentives, making it an exceptional investment with endless potential for renovation and revitalization.

**ADDRESS:** 357 COLUMBIA STREET, HUDSON, NY 12534

**PROPERTY TYPE:** COMMERCIAL WAREHOUSE

**ACRES:** 0.102

**SQ FT:** 4,188

**YEAR BUILT:** CIRCA 1980



FOUNDER + ASSOCIATE BROKER

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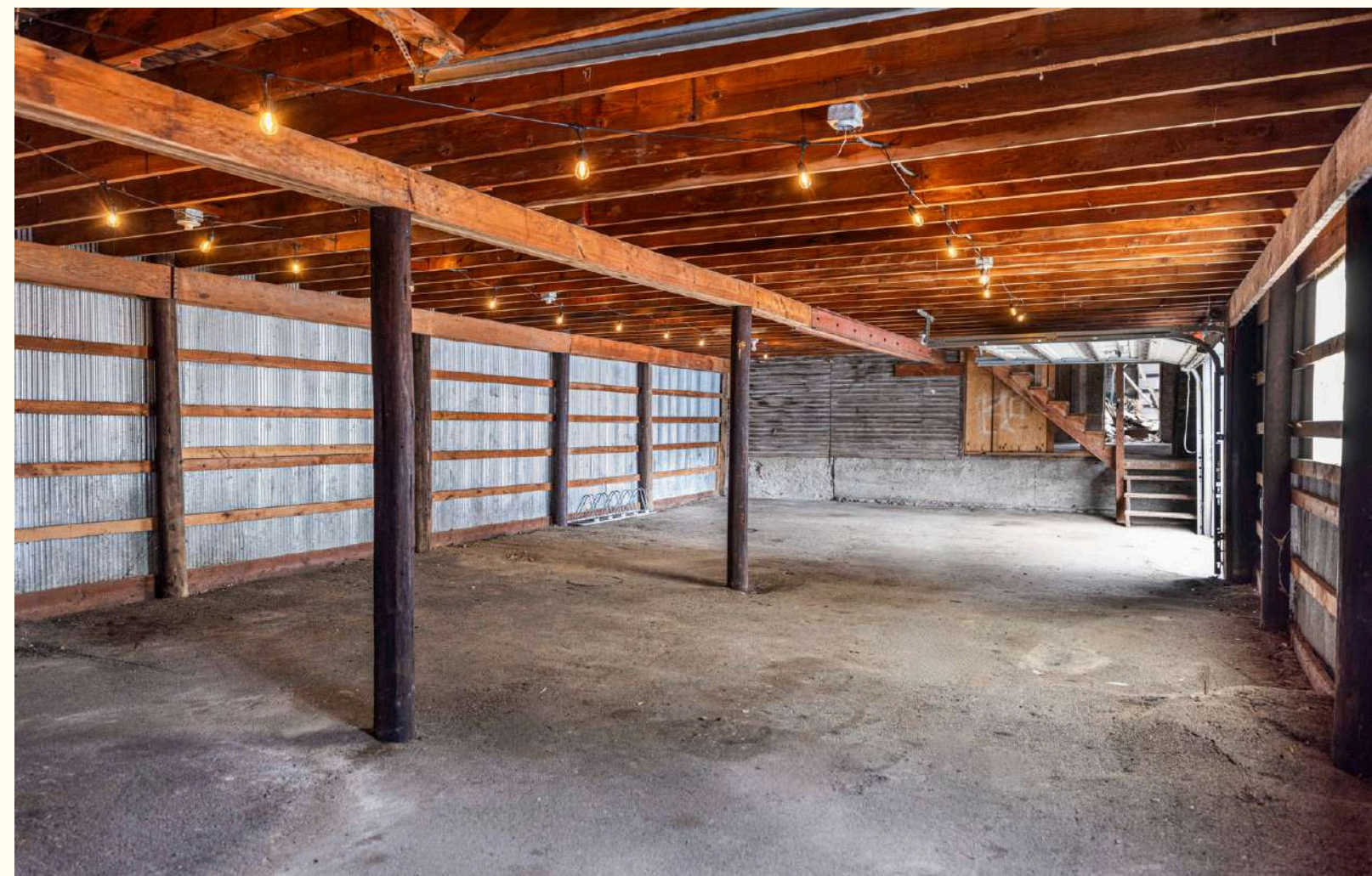
## PROPERTY HIGHLIGHTS

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# Columbia Warehouse

- **Prime Hudson Location:** Situated in Hudson's Historic District, just one block from Warren Street, this property is perfectly positioned to benefit from the town's thriving economy, growing entrepreneurial scene, and steady influx of tourists, all while being surrounded by its rich architectural legacy and restoration potential.
- **Versatile Development Potential:** Adaptable for office space, workshop, manufacturing, retail, or multi-use projects.
- **Neighboring a Historic Landmark:** Adjacent to the iconic Cannonball Factory, a meticulously restored 1871 structure showcasing successful, high-profile redevelopment.
- **Opportunity Zone Designation:** Opportunity Zones can receive funds from Opportunity Funds, offering substantial tax advantages, including capital gains incentives for developers and investors.
- **Wood Frame Truss Construction:** Exposed beams, and expansive, column-free interiors ideal for large-scale redesign and adaptive reuse.
- **Flexible Middle Building Loft:** Open ground floor with a 7-foot-tall upper loft, maximizing functional space and versatility.





## PROPERTY TAXES

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# Columbia Warehouse

- School Tax: \$3,231.65
- Town Tax: \$3,059.91



## QUALIFIED OPPORTUNITY ZONE

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# Columbia Warehouse

New York State is participating in the new Opportunity Zone community development program, offered through the Tax Cuts and Job Acts of 2017. The federal program encourages private investment in low-income urban and rural communities. Based on analyses by Empire State Development (ESD), New York State Homes and Community Renewal (HCR), New York State Department of State (DOS) and the state's Regional Economic Development Councils (REDCs), New York State has recommended 514 census tracts to the U.S. Department of the Treasury for designation as Opportunity Zones.

**What is an Opportunity Zone?** An Opportunity Zone is a low-income census tract with an individual poverty rate of at least 20 percent and median family income no greater than 80 percent of the area median.

**What is the benefit of an Opportunity Zone?** An Opportunity Zone can receive funds from Opportunity Funds. Opportunity Funds provide investors the chance to put that money to work rebuilding the low to moderate income communities. The fund model will enable a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas.

**What are the New York State tax implications of the recently enacted federal tax benefits for investment in the Opportunity Zone Program?** Investor must invest in a qualified opportunity fund which holds at least 90% of its assets in qualified opportunity zone property. A qualified opportunity fund is an investment vehicle organized as a corporation or a partnership for the purpose of investing in qualified opportunity zone property. There are two main incentives to encourage investment in qualified opportunity funds. First, taxpayers can temporarily defer the inclusion in gross income of capital gains that are reinvested in a qualified opportunity fund. Taxpayers can also permanently exclude capital gains from the sale or exchange of an investment in a qualified opportunity fund held for more than 10 years. Generally, both the deferral and exclusion of the capital gains from federal income will flow through to New York State. This means those gains will also be deferred and excluded from New York taxable income.

See more information [here](#).



# ZONING ANALYSIS

<b>Lot Information</b>	
<b>Zoning Code</b>	CC
<b>Frontage (ft.)</b>	38
<b>Depth (ft.)</b>	121
<b>Total Lot SF</b>	4,598
<b>Acres</b>	0.1
<b>Gross Building SF</b>	4,188

<b>Residential District (R-4) Bulk &amp; Area Designation</b>	
<b>Maximum permitted</b>	
Building height (ft.)	45
Number of stories	3
Lot coverage	30%
<b>Minimum required</b>	
Front Yard	10
Side Yards (1/2 bldg height or 10ft each)	22.5
Rear Yard	30

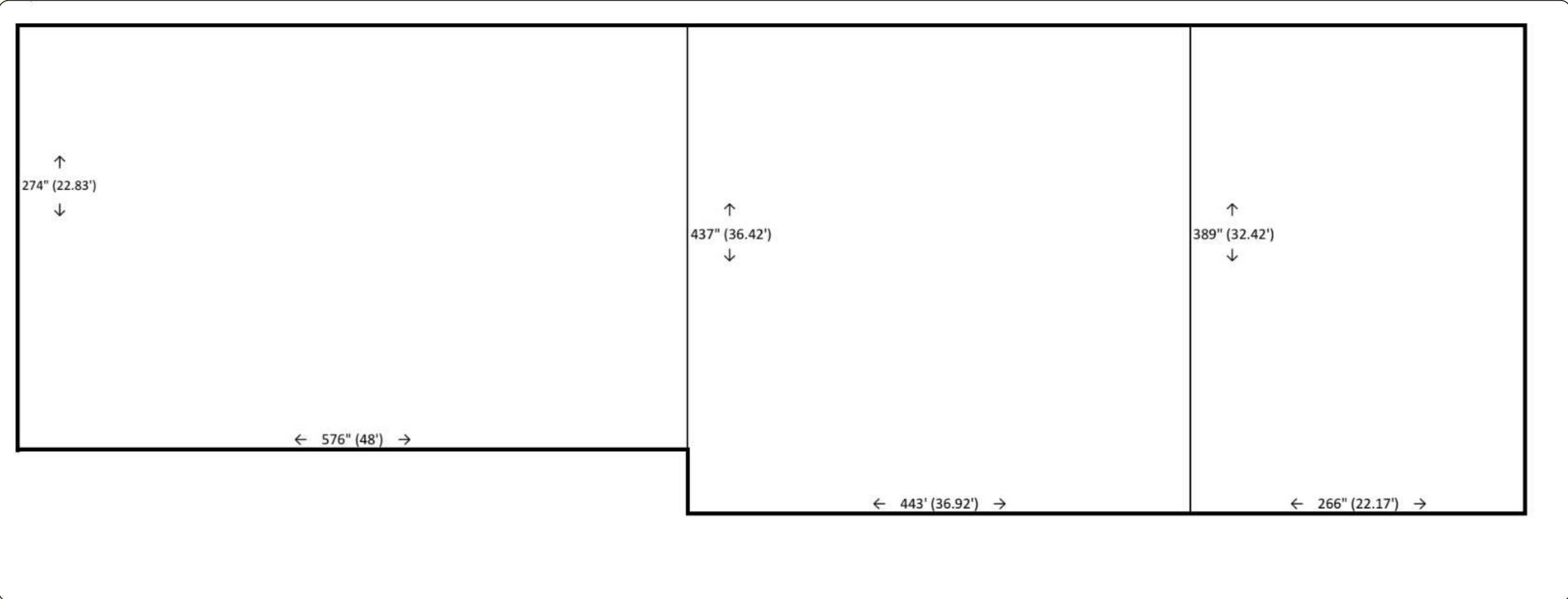
<b>Commercial District Bulk &amp; Area Designation</b>	
<b>Maximum permitted</b>	
Building height (ft.)	45
Number of stories	4
Lot coverage	100%
<b>Minimum required</b>	
Side Yard	None
Front/Back Yards	None
<b>Within 25ft of residential district, Minimum required</b>	
Side Yards	20
Rear Yards	30

ZONING ANALYSIS (CONT)

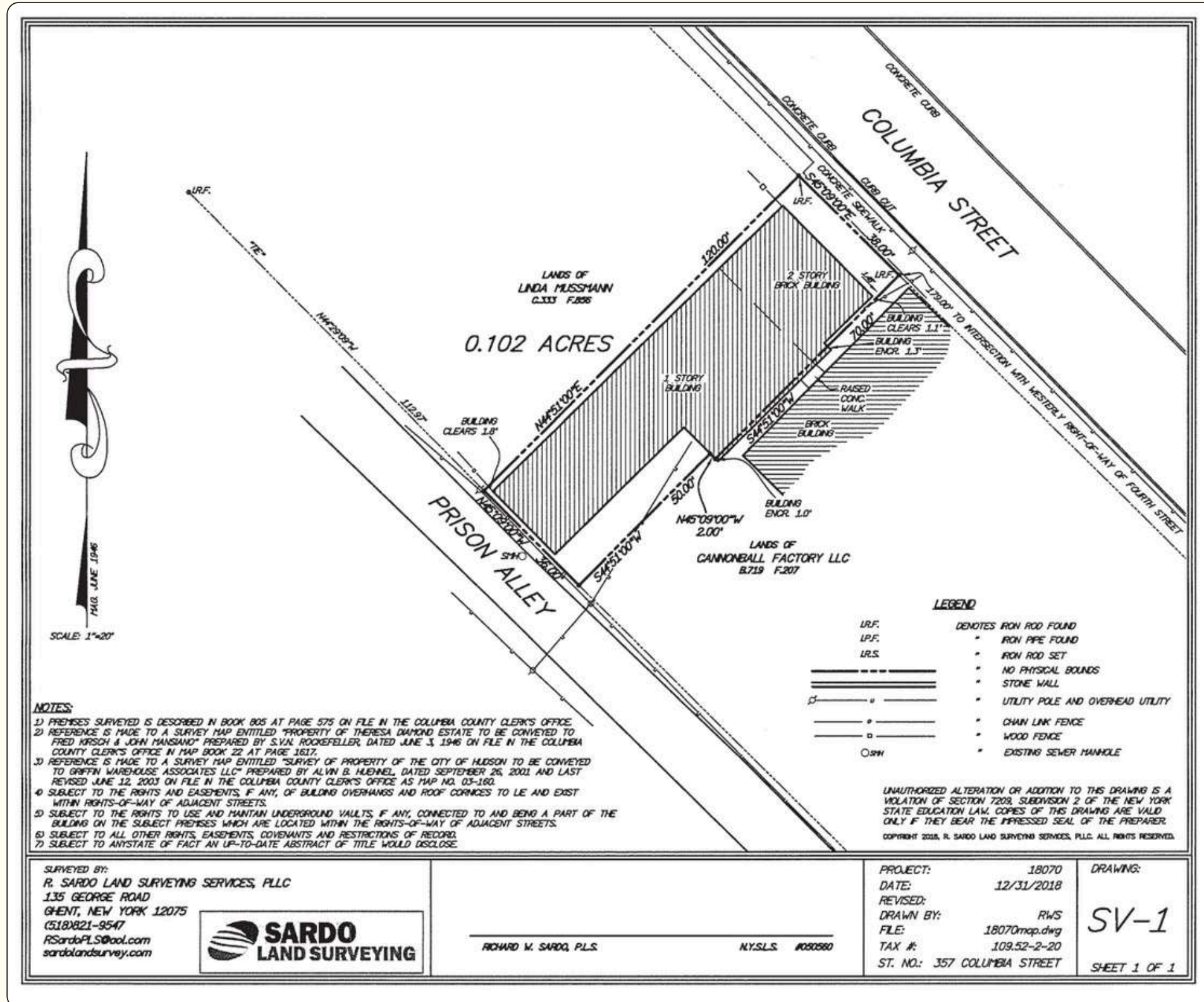
<b>Office Zoning Analysis</b>		<b>Warehouse Zoning Analysis</b>		<b>R-4 Zoning Analysis</b>	
Frontage	38	Frontage	38	Frontage	38
Depth	121	Depth	121	Depth	121
Lot SF	4,598	Lot SF	4,598	Lot SF	4,598
Side Yard	(20)	Side Yard	(20)	Side Yard	(23)
Rear Yard	(30)	Rear Yard	(30)	Front/Rear Yard	(40)
Max Frontage	18	Max Frontage	18	Max Frontage	16
Max Depth	91	Max Depth	91	Max Depth	89
<b>Maximum Floor Area</b>	<b>1,638</b>	<b>Maximum Floor Area</b>	<b>1,638</b>	<b>Maximum Floor Area</b>	<b>1,381</b>
<i>Lot Coverage</i>	<i>36%</i>	<i>Lot Coverage</i>	<i>36%</i>	<i>Lot Coverage</i>	<i>30%</i>
Ceiling Height (ft.)	10	Ceiling Height (ft.)	20	Ceiling Height (ft.)	12
Stories	4	Stories	2	Stories	3
Total Height (ft.)	40	Total Height (ft.)	40	Total Height (ft.)	36
Total GSF	6,552	Total GSF	3,276	Total GSF	4,143
Loss Factor	10%	Loss Factor	0%	Loss Factor	20%
<b>Rentable SF</b>	<b>5,897</b>	<b>Rentable SF</b>	<b>3,276</b>	<b>Rentable SF</b>	<b>3,315</b>



# FLOOR PLAN



# SURVEY



- NOTES:**
- 1) PREMISES SURVEYED IS DESCRIBED IN BOOK 805 AT PAGE 575 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE.
  - 2) REFERENCE IS MADE TO A SURVEY MAP ENTITLED "PROPERTY OF THERESA DIAMOND ESTATE TO BE CONVEYED TO FRED KRISCH & JOHN MANSIARD" PREPARED BY S.V.N. ROCKEFELLER, DATED JUNE 3, 1946 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE IN MAP BOOK 22 AT PAGE 1617.
  - 3) REFERENCE IS MADE TO A SURVEY MAP ENTITLED "SURVEY OF PROPERTY OF THE CITY OF HUDSON TO BE CONVEYED TO GRIFFIN WAREHOUSE ASSOCIATES LLC" PREPARED BY ALVIN B. HUBNELL, DATED SEPTEMBER 26, 2001 AND LAST REVISED JUNE 12, 2003 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 03-160.
  - 4) SUBJECT TO THE RIGHTS AND EASEMENTS, IF ANY, OF BUILDING OVERHANGS AND ROOF CORNICES TO LE AND EXIST WITHIN RIGHTS-OF-WAY OF ADJACENT STREETS.
  - 5) SUBJECT TO THE RIGHTS TO USE AND MAINTAIN UNDERGROUND VAULTS, IF ANY, CONNECTED TO AND BEING A PART OF THE BUILDING ON THE SUBJECT PREMISES WHICH ARE LOCATED WITHIN THE RIGHTS-OF-WAY OF ADJACENT STREETS.
  - 6) SUBJECT TO ALL OTHER RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
  - 7) SUBJECT TO ANY STATE OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

**LEGEND**

UR.F.	DENOTES IRON ROD FOUND
IP.F.	* IRON PIPE FOUND
URS.	* IRON ROD SET
---	* NO PHYSICAL BOUNDS
---	* STONE WALL
---	* UTILITY POLE AND OVERHEAD UTILITY
---	* CHAIN LINK FENCE
---	* WOOD FENCE
○.SM	* EXISTING SEWER MANHOLE

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PROJECT: 18070  
DATE: 12/31/2018  
REVISED:  
DRAWN BY: RWS  
FILE: 18070map.dwg  
TAX #: 109.52-2-20  
ST. NO.: 357 COLUMBIA STREET

DRAWING:  
SV-1  
SHEET 1 OF 1



NEARBY

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# Columbia Warehouse

## AMENITIES/DESTINATIONS

- Cannonball Factory
- Pocketbook Factory
- Amtrak Station, Hudson
- Columbia Memorial Hospital
- Olana State Historic Park
- Big Box Retailers ( Walmart, ShopRite, Lowe's, ALDI)
- Oakdale Park
- Greenport Conservancy
- Wm. Farmer and Sons
- The Maker Hotel, Lounge & Cafe
- Rivertown Lodge Tavern
- Feast & Floret Restaurant
- Art Omi Sculpture Park
- Lil Deb's Oasis
- Hereafter Bar
- Talbott & Arding Grocery
- FINCH Hudson
- Red Chair Antiques
- Spotty Dog Books & Ale
- Carrie Haddad Gallery

## CITIES/TOWNS

- 10 minutes to Catskill, NY
- 15 minutes to Germantown, NY
- 20 minutes to Kinderhook, NY
- 20 minutes to Saugerties, NY
- 25 minutes to Rhinebeck, NY
- 30 minutes to Kingston, NY
- 30 minutes to Tivoli, NY
- 35 minutes to Woodstock, NY
- 45 minutes to Great Barrington, MA
- 45 minutes to Lake Katrine, NY
- 45 minutes to Albany, NY
- 1 hour to New Paltz, NY
- 1 hour to Poughkeepsie, NY
- 2 hours and 20 minutes to New York City







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