

SALE

1 Hook Road

1 HOOK ROAD

Rhinebeck, NY 12572

PRESENTED BY:

JOSEPH DEEGAN, CCIM

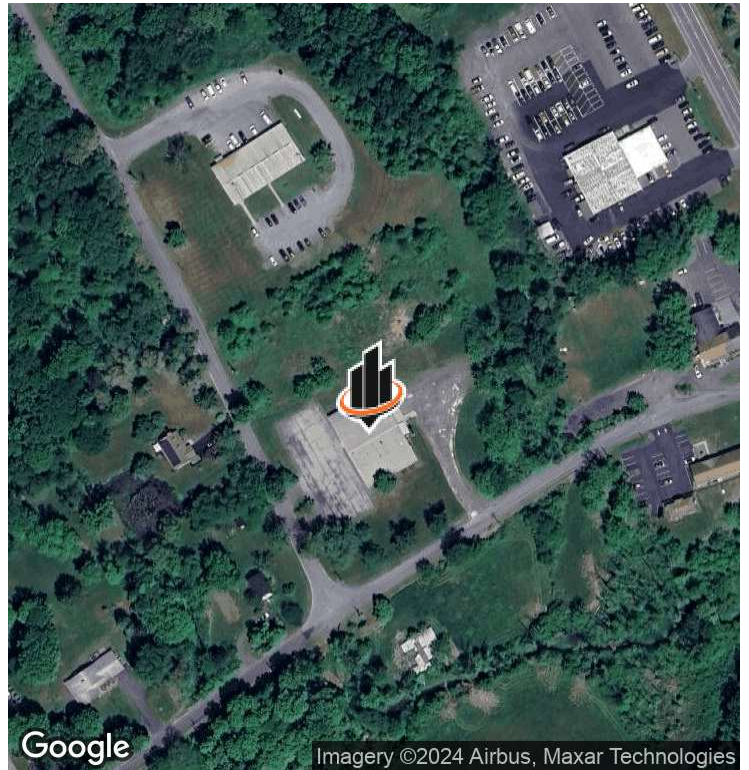
O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,239,900
LOT SIZE:	3.85 Acres
BUILDING SIZE:	10,148 SF

PROPERTY DESCRIPTION

Explore the potential of this prime industrial property located in the sought-after Rhinebeck area. Boasting a spacious 10,148 SF building on 3.85 acres, this property is ideally suited for industrial and manufacturing endeavors. Zoned BP Business Park, it offers substantial space and a flexible floor plan allowing for a wide range of uses. The building features three loading docks, 3-Phase 1200 amp electric service, and ample on-site parking. The property is just minutes from the town centers of both Red Hook and Rhinebeck, with easy access to the Kingston Rhinecliff bridge and I-87. With its versatile layout, favorable zoning, and strategic location, this property is a compelling opportunity for industrial and manufacturing investors looking to establish or expand their operations in the thriving Rhinebeck area.

PROPERTY HIGHLIGHTS

- Spacious 10,148 SF building
- Zoned BP Business Park
- Ideal for industrial and manufacturing use
- 1200 AMP 3 Phase Electric

JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14
joseph.deegan@svn.com
NY #10491205235

ADDITIONAL PHOTOS



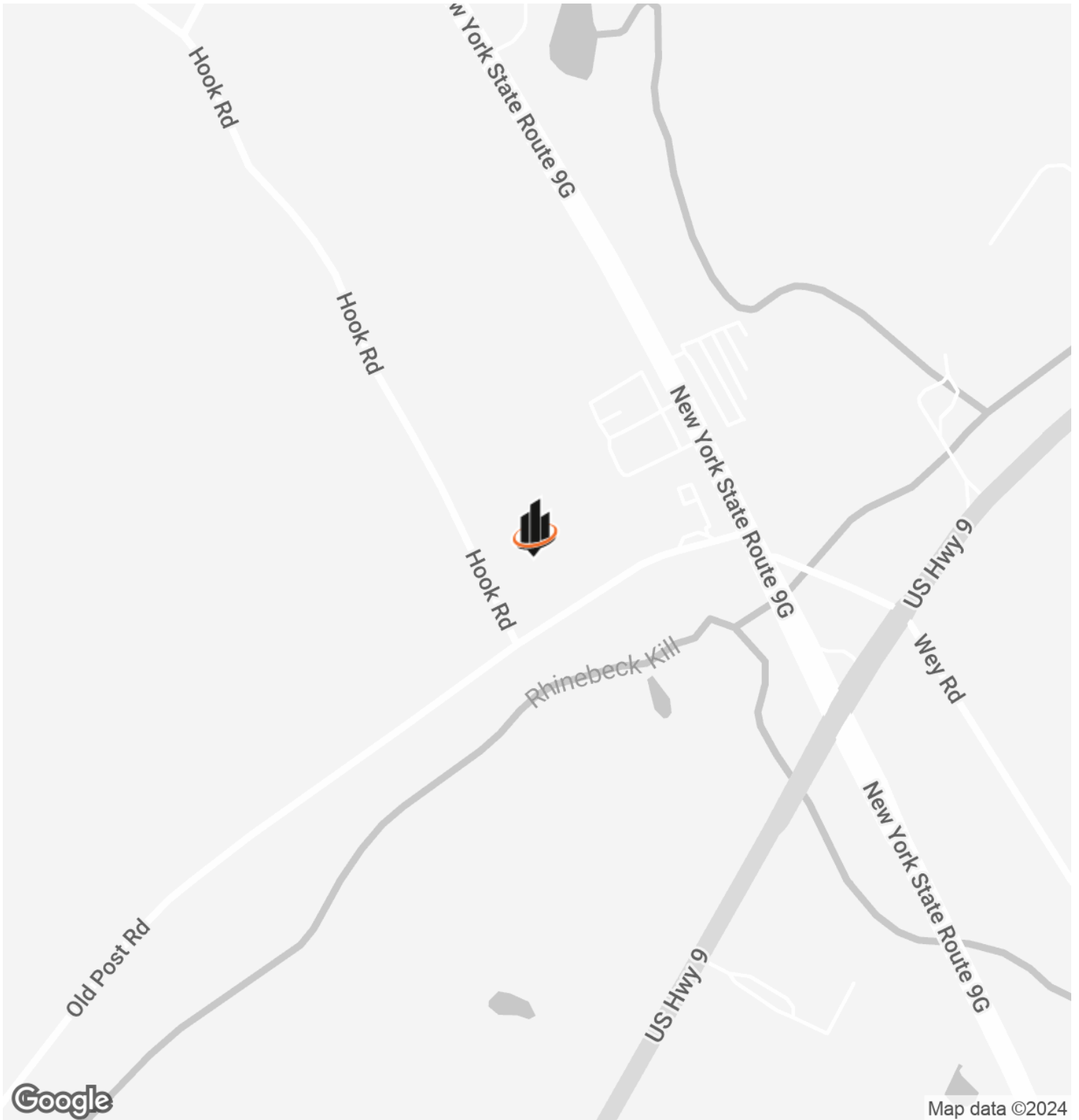
JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235

LOCATION MAP



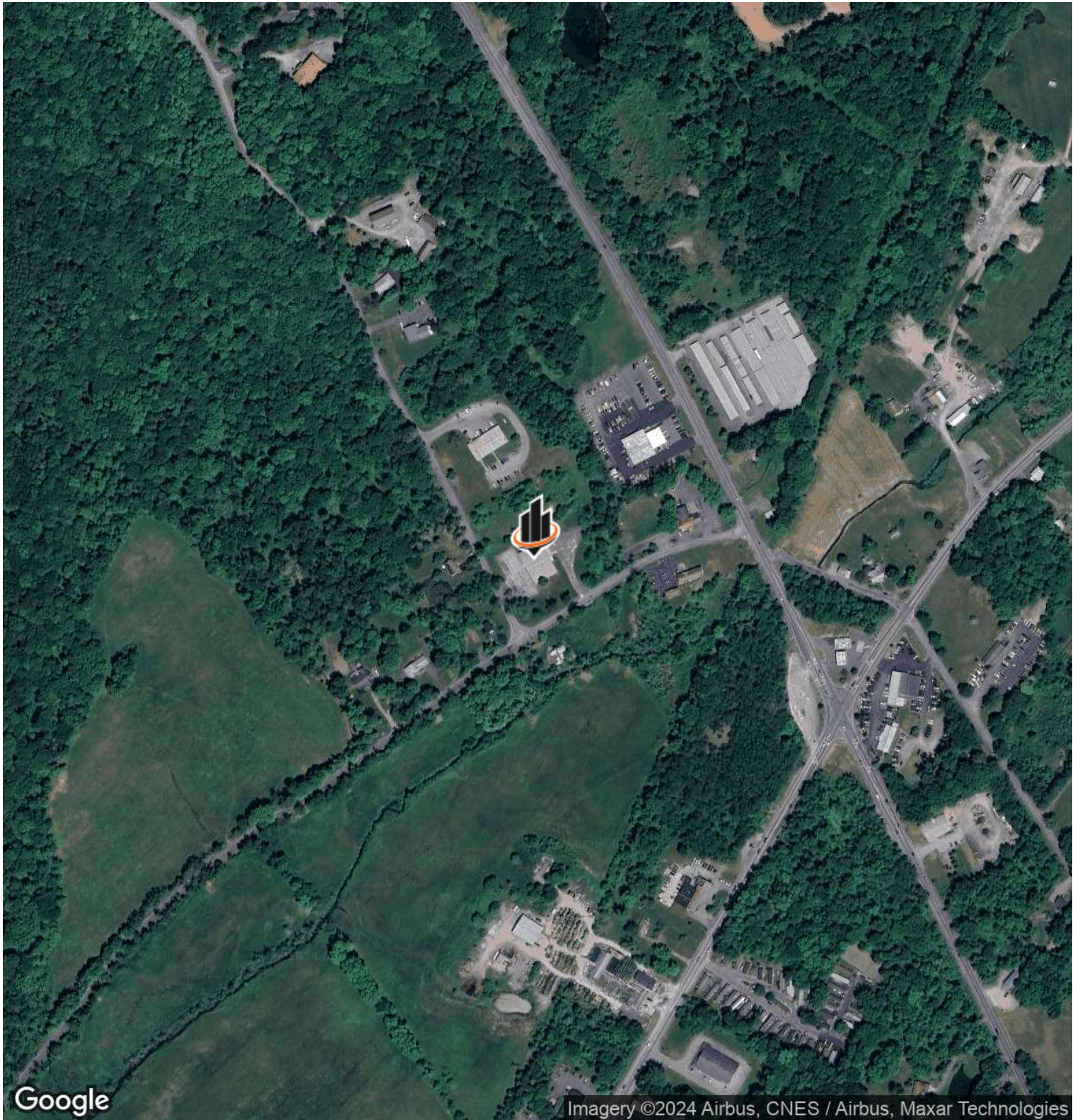
JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235

LOCATION MAP



JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235

ADVISOR BIO 1



JOSEPH DEEGAN, CCIM

Managing Director

joseph.deegan@svn.com

Direct: **845.339.9100 x14**

NY #10491205235

PROFESSIONAL BACKGROUND

Before his affiliation with SVN International Corporation, Mr. Deegan founded and successfully operated Deegan-Sanglyn Commercial Real Estate, a full service commercial real estate advisory firm offering landlord & tenant representation, site selection, development, consulting and property management services.

Mr. Deegan has served in all offices of the Hudson Valley New York State Commercial Association of Realtors chapter as well as all offices of the Upstate NY CCIM (Certified Commercial Investment Member) Chapter for which he is currently serving as President. In addition he is a New York State approved instructor.

He has served locally on the Ulster County Development Corporation, Gateway Community Industries, Ulster County Chamber of Commerce, YMCA of Ulster County and the John A. Coleman Catholic High School Board of Directors.

SVN | Deegan-Collins Commercial Realty

411 Washington Ave. Suite 201

Kingston, NY 12401

845.339.9100

JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14

joseph.deegan@svn.com

NY #10491205235