

OFFERING MEMORANDUM

FLEX WAREHOUSE

15 DEYO STREET,
KINGSTON, NY

EXCLUSIVELY OFFERED BY

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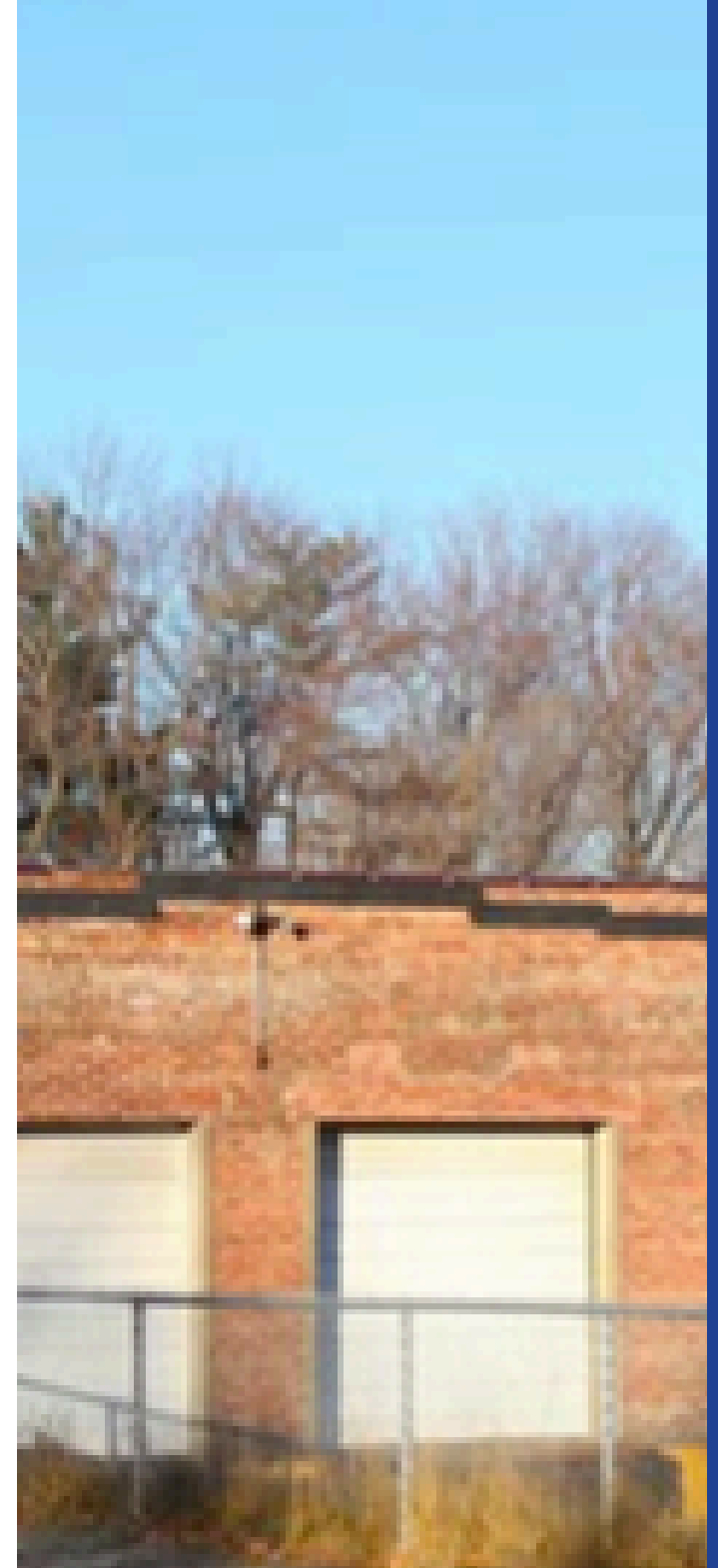




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INVESTMENT OVERVIEW

THE OFFERING

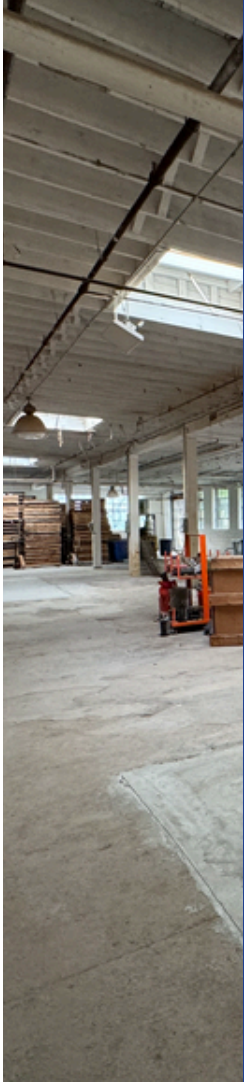
PROPERTY SUMMARY



THE OFFERING

15 Deyo Street presents a rare opportunity to acquire a substantial, single-story brick warehouse in the heart of Kingston’s Midtown district—minutes from Albany Avenue, Downtown Kingston, the Stockade District, and the NYS Thruway. Offering nearly 39,000 sq. ft. of open industrial floor area on a 2.2-acre parcel, the property combines functional warehouse fundamentals with significant adaptive-reuse potential in one of the Hudson Valley’s fastest-growing small cities.

PROPERTY ADDRESS	15 Deyo Street, Kingston
TOTAL SQUARE FOOTAGE	± 39,000 SF
LOT SIZE	2.2
PARCEL NUMBER	0800-048.074
ASKING PRICE	\$2,799,999
FEATURES	Docks, Drive-Ins, Central Location, Offices, Modine Units
TAX ANNUAL TOTAL	\$13,748





PROPERTY SUMMARY

Spanning approximately 39,000 sq. ft. of contiguous warehouse and flex-industrial space, 15 Deyo Street offers a uniquely scalable footprint within Kingston's centrally located Midtown district. Constructed in the 1930s with solid brick exterior walls, exposed structural beams, and expansive factory-style windows, the property provides exceptional natural light and open floor spans suited for manufacturing, fabrication, storage, logistics, or creative production.

Two drive-in bays provide direct loading access, while the fully sprinklered interior and column spacing allow efficient workflow or multi-tenant demising. The site totals 2.2 acres with on-site parking, perimeter access roads, and areas suitable for exterior storage or future expansion. Municipal water/sewer and gas & electric utilities support a wide range of industrial uses. Positioned just off Albany Avenue—one of Kingston's primary commercial corridors—the property benefits from outstanding proximity to the NYS Thruway (I-87), Routes 9W, 28, and 209, and the region's growing creative, manufacturing, and logistics base. With flexible SD zoning allowing for commercial, industrial, and adaptive reuse applications, 15 Deyo Street is an ideal opportunity for owner-users, investors, or developers seeking scale and versatility in a high-demand Hudson Valley market.

HIGHLIGHTS

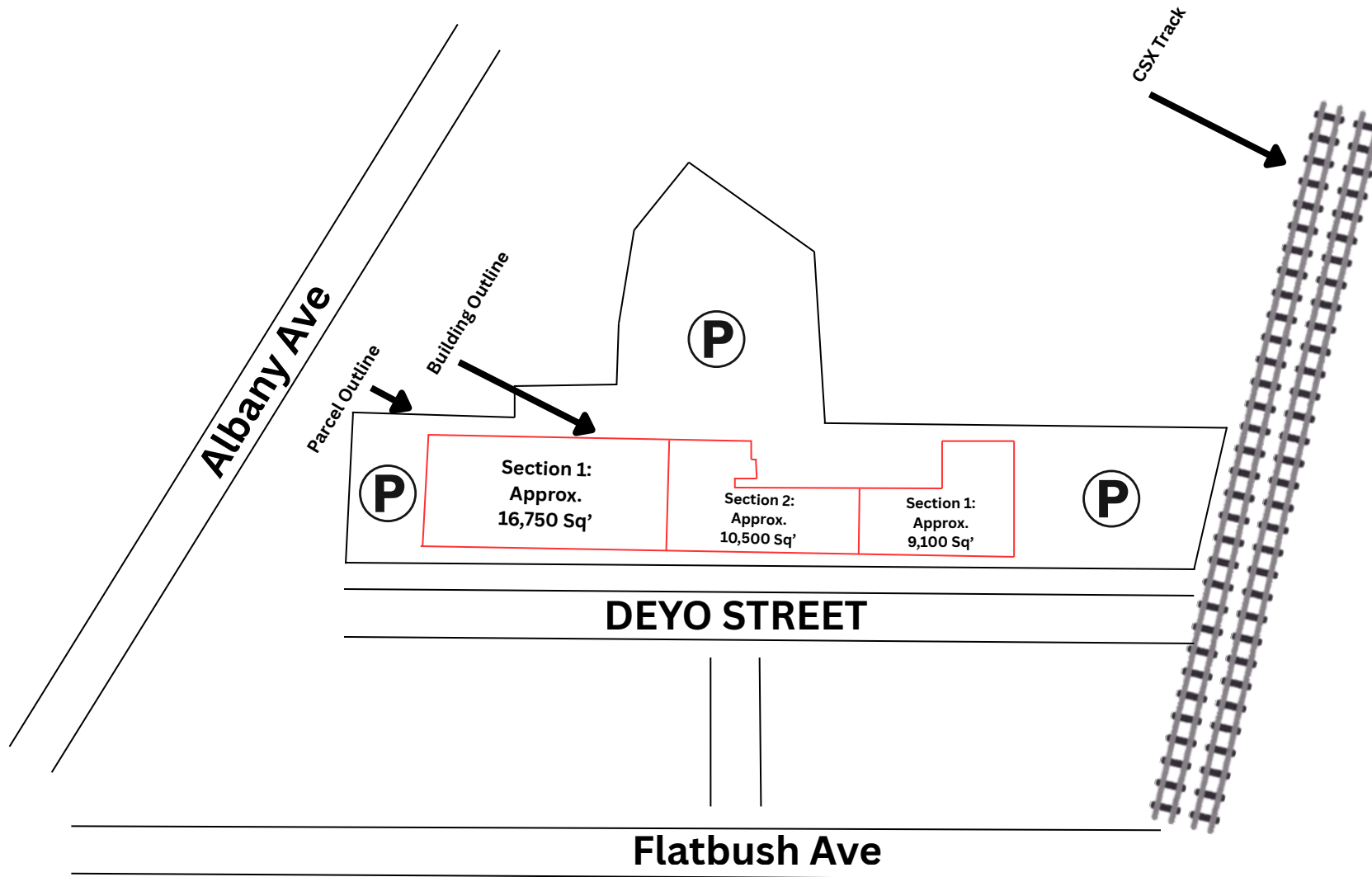
- ± 39,000 sq. ft. brick industrial building with open, flexible floor plates
- Two drive-in bays and wide column spacing suitable for warehouse, fabrication, or flex uses
- Strong natural light with continuous factory windows and multiple skylights
- Fully sprinklered interior with municipal water/sewer and gas & electric utilities
- ± 2.2-acre parcel with on-site parking, circulation lanes, and exterior storage capacity
- Located in Kingston's revitalizing Midtown district—minutes from Albany Ave., Uptown, Downtown, and the Waterfront
- Ideal for distribution, artisan manufacturing, creative studios, indoor recreation, or multi-tenant flex redevelopment
- Strategic access to NYS Thruway (I-87), Routes 9W, 209, and 28, connecting Kingston to Albany, NYC, and regional logistics networks

B

SITE PLAN



SITE PLAN

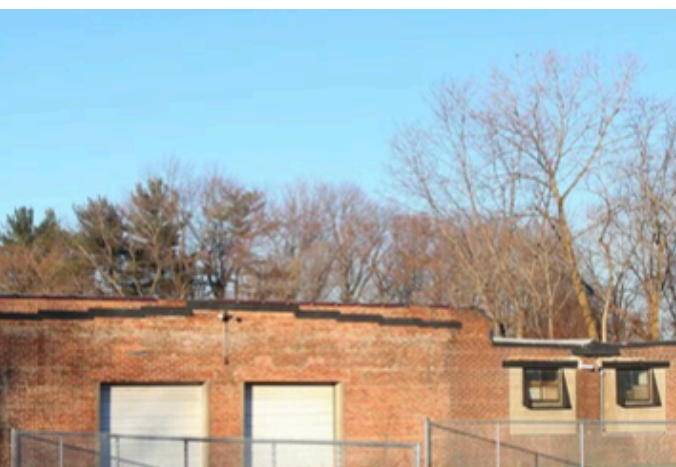


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PROPERTY PHOTOS



PROPERTY PHOTOS

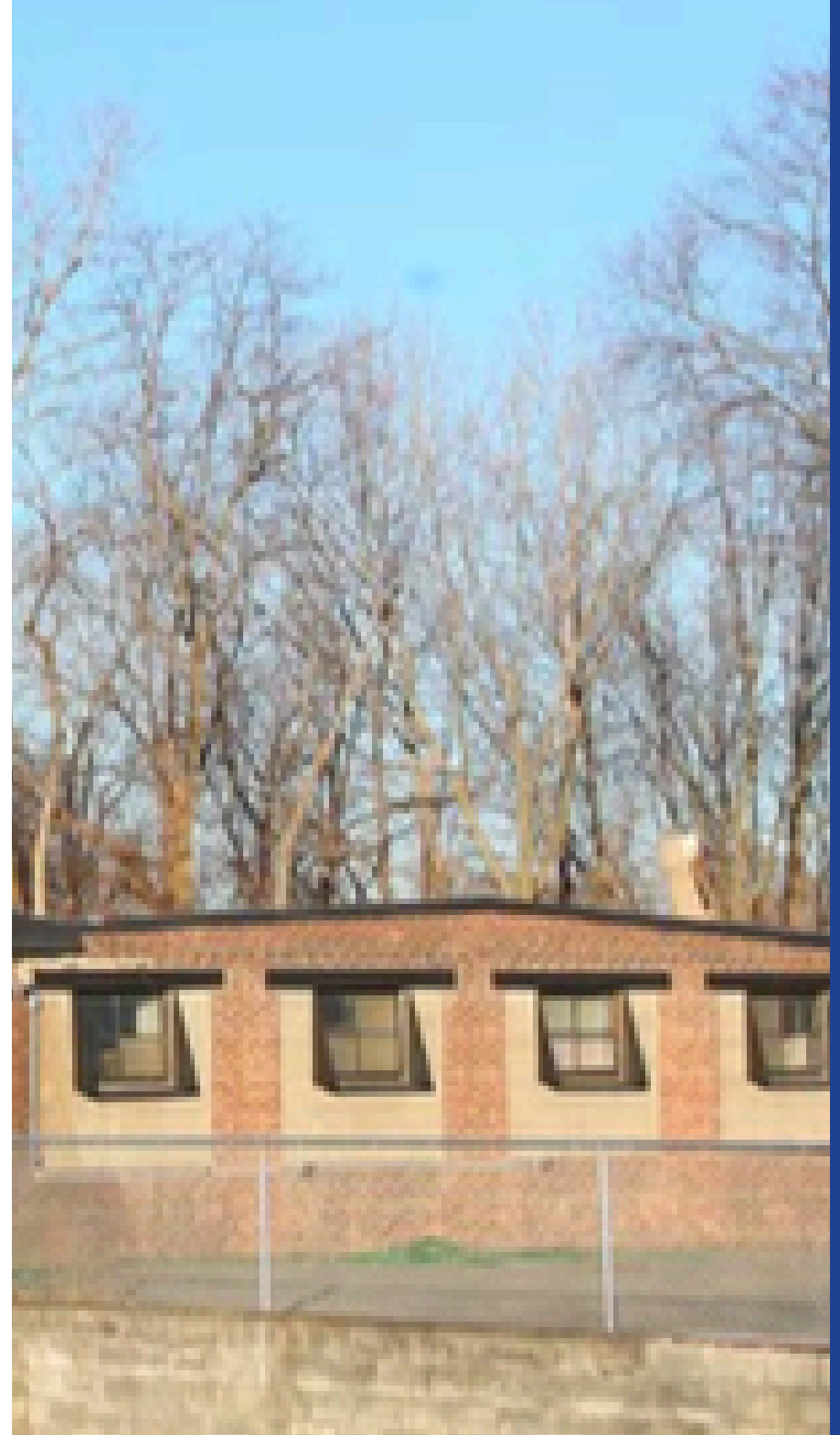


D

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

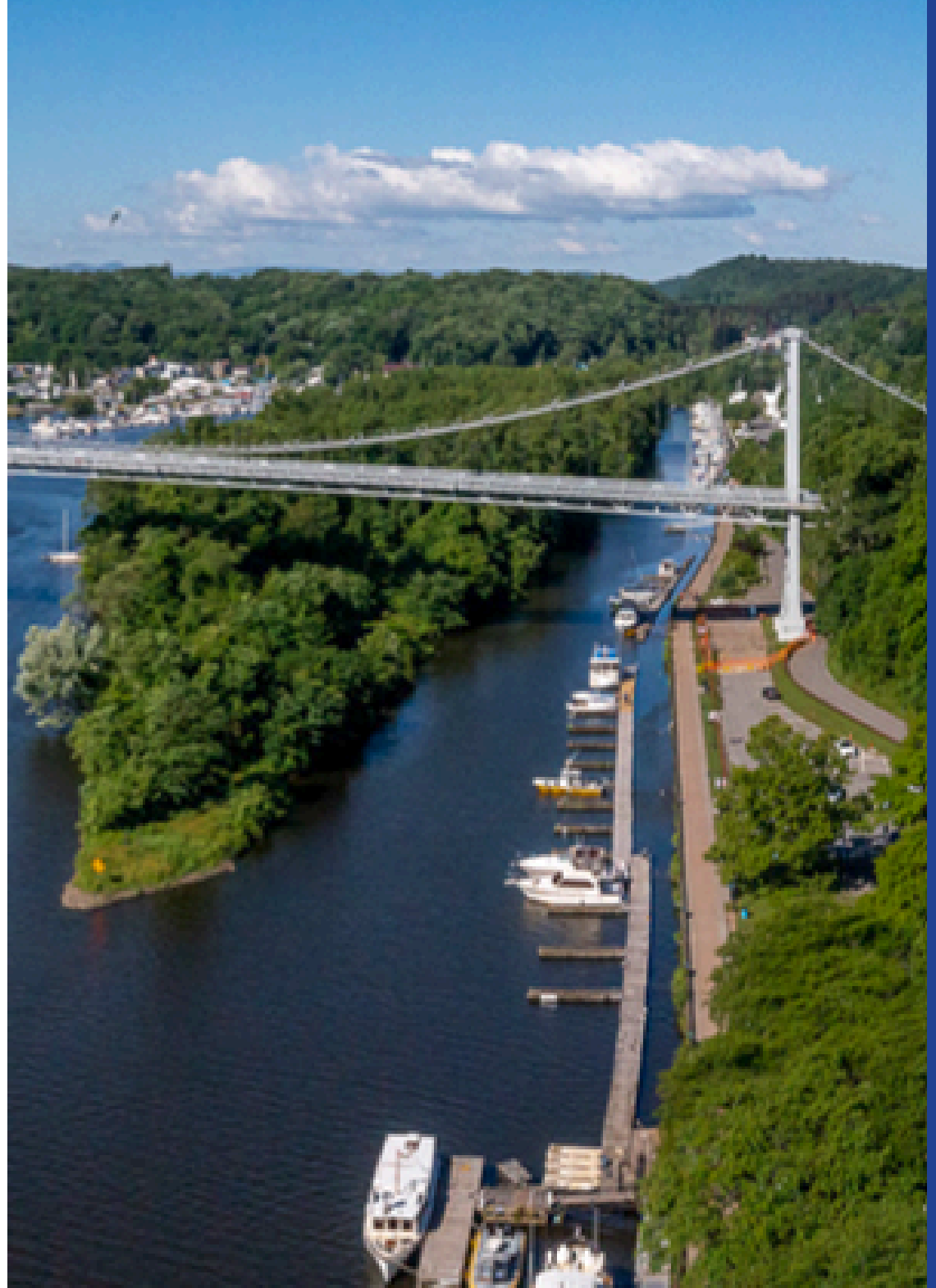
KINGSTON, NY

Located along the Hudson River at the foothills of the Catskill Mountains, Kingston is one of the Hudson Valley's most dynamic small cities—defined by its rich architectural heritage, strong creative economy, and strategic position within New York's fastest-growing regional corridor. As the first capital of New York State, Kingston blends historic charm with modern revitalization, offering a diverse mix of manufacturing, technology, logistics, arts, and small-business activity.

Kingston's three core districts—Uptown (Stockade District), Midtown, and the Downtown Waterfront—create a uniquely integrated urban environment supported by year-round visitation, a growing residential population, and major public and private investment. Midtown, where the city's industrial and creative sectors intersect, has become a hub for adaptive reuse projects, production studios, artisan manufacturing, and flexible workspace conversions. This growth is driven by both local entrepreneurship and sustained migration from the New York City metro area.

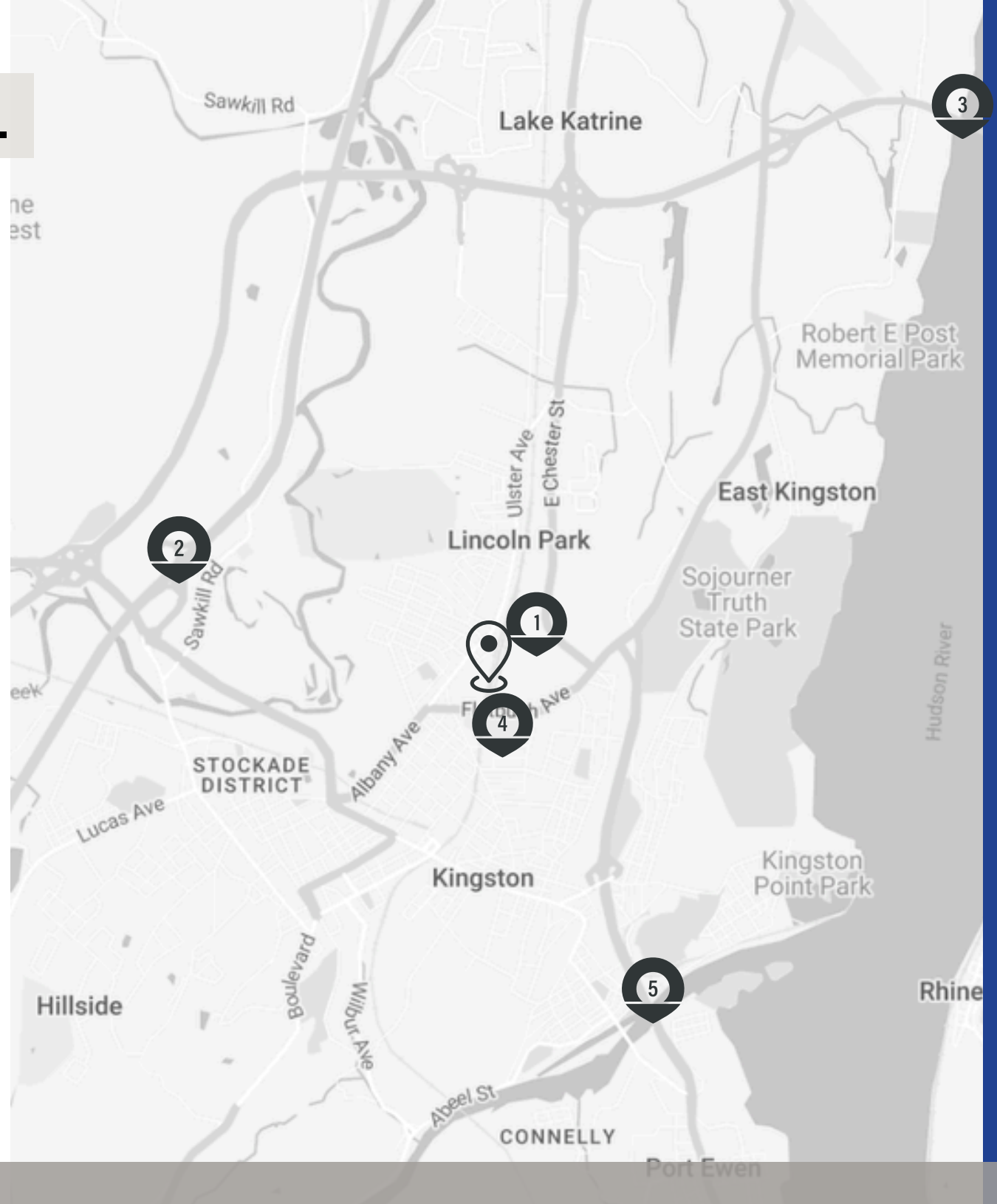
The city benefits from exceptional regional connectivity. Kingston sits just minutes from the New York State Thruway (I-87), linking it directly to Albany, the Capital Region, New York City, and the greater Northeast logistics network. Routes 9W, 28, and 209 create multiple access points for commercial transport and distribution, while nearby rail and deep-water port facilities support broader freight capacity.

Kingston's position at the crossroads of historic character, creative industry, and regional commerce has made it one of the most sought-after locations for both established operators and new investment throughout the Hudson Valley.



NEARBY POINTS OF INT.

- 1 CSX Track
- 2 Exit 19 - I-87
- 3 Kgn-Rhi Bridge
- 4 Midtown Art District
- 5 Route 9W



E

AERIALS



AERIAL





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