



OFFERING MEMORANDUM

'23 CLEAR HEIGHT FLEX INDUSTRIAL / WAREHOUSE

261-271 UPPER NORTH
HIGHLAND, NY

EXCLUSIVELY OFFERED BY

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EXCLUSIVE OFFERING MEMORANDUM

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TABLE OF CONTENTS

- 02 IMPORTANT DISCLOSURES
- 03 TABLE OF CONTENTS
- 04 INVESTMENT OVERVIEW
- 07 SITE EXPANSION PLAN
- 11 PROPERTY PHOTOS
- 13 AREA OVERVIEW
- 16 AERIALS

A INVESTMENT OVERVIEW

THE OFFERING

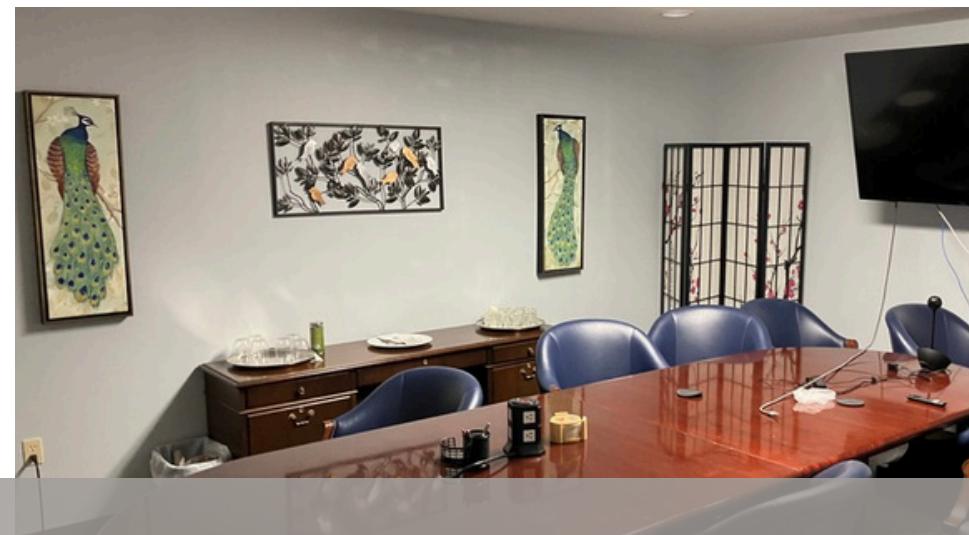
PROPERTY SUMMARY



THE OFFERING

261–271 Upper North Road presents a compelling opportunity to acquire a well-located, expandable industrial asset in one of the Hudson Valley's most supply-constrained warehouse submarkets. The property's combination of clear height, loading infrastructure, zoning, and approved expansion rights positions it favorably for both owner-users seeking long-term operational flexibility and investors targeting stabilized or value-add industrial product.

PROPERTY ADDRESS	261–271 Upper North Road, Highland
TOTAL SQUARE FOOTAGE	± 18,500 SF (27,500 SF W/ Addition)
LOT SIZE	1.2
PARCEL NUMBER	87.8-1-2.100
ASKING PRICE	\$2,799,999
FEATURES	3P 440v Service, Expansion Rights, 23' Clear Height, Loading Docks, Drive-In's
TAX ANNUAL TOTAL	\$28,475.12





PROPERTY SUMMARY

Spanning approximately 18,500 square feet of temperature-controlled warehouse and flex-industrial space, 261–271 Upper North Road offers a highly functional industrial asset in the Town of Lloyd, just off Route 9W in the Highland submarket. Positioned on a level 1.2-acre parcel with excellent access and circulation, the property combines immediate usability with meaningful expansion upside. Constructed in 1982, the single-story metal-roofed warehouse features 23-foot clear ceiling heights, efficient column spacing, and a flexible layout suited for distribution, light manufacturing, storage, or service-industrial users. The building is configured with office wings on both sides, allowing for balanced administrative, showroom, or support functions without compromising warehouse efficiency.

The property is equipped with two loading docks and robust utility infrastructure including natural gas, 440V electric, private water, and on-site septic, supporting a wide range of industrial operations. Importantly, the site benefits from municipal approvals for an additional \pm 9,000 square feet of buildable area, offering rare, by-right expansion potential in a constrained Mid-Hudson industrial market. Located approximately two miles north of the Village of Highland and minutes from the Route 9W corridor, the asset provides strong regional connectivity to Kingston, New Paltz, and the broader Hudson Valley logistics network.

HIGHLIGHTS

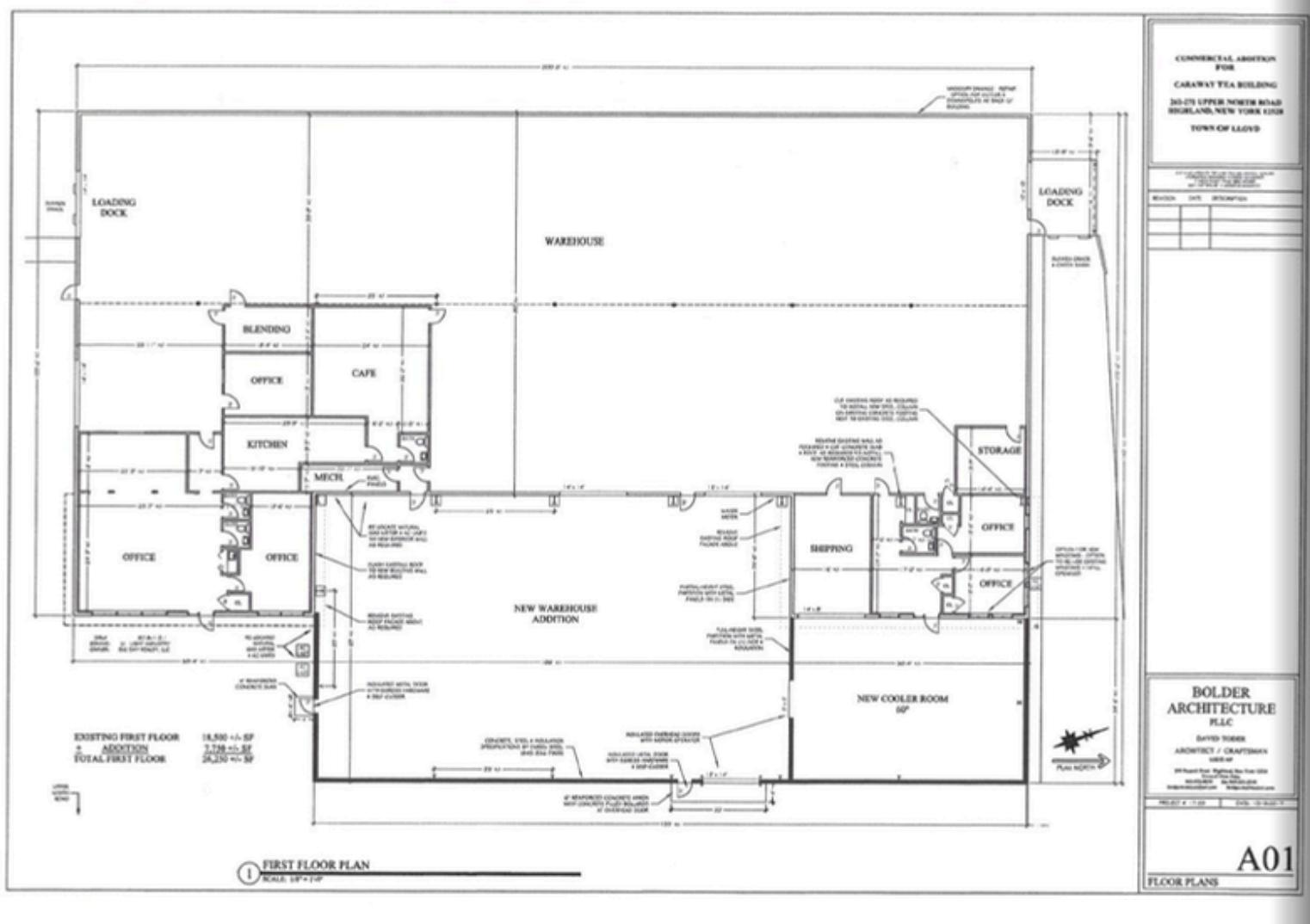
- \pm 18,500 SF temperature-controlled warehouse / flex-industrial facility
- 23' clear ceiling heights with metal roof construction
- Two (2) loading docks for efficient shipping and receiving
- Office wings on both sides for flexible administrative or showroom use
- 1.2-acre level site with excellent access and circulation
- Light Industrial (I-1) zoning in the Town of Lloyd
- Approved expansion rights for \pm 9,000 SF, providing value-add upside
- Utilities include natural gas, 440V electric, private water, and septic
- On-site parking (\pm 75 spaces)
- Strategic location just off Route 9W, serving Kingston, New Paltz, and Mid-Hudson markets

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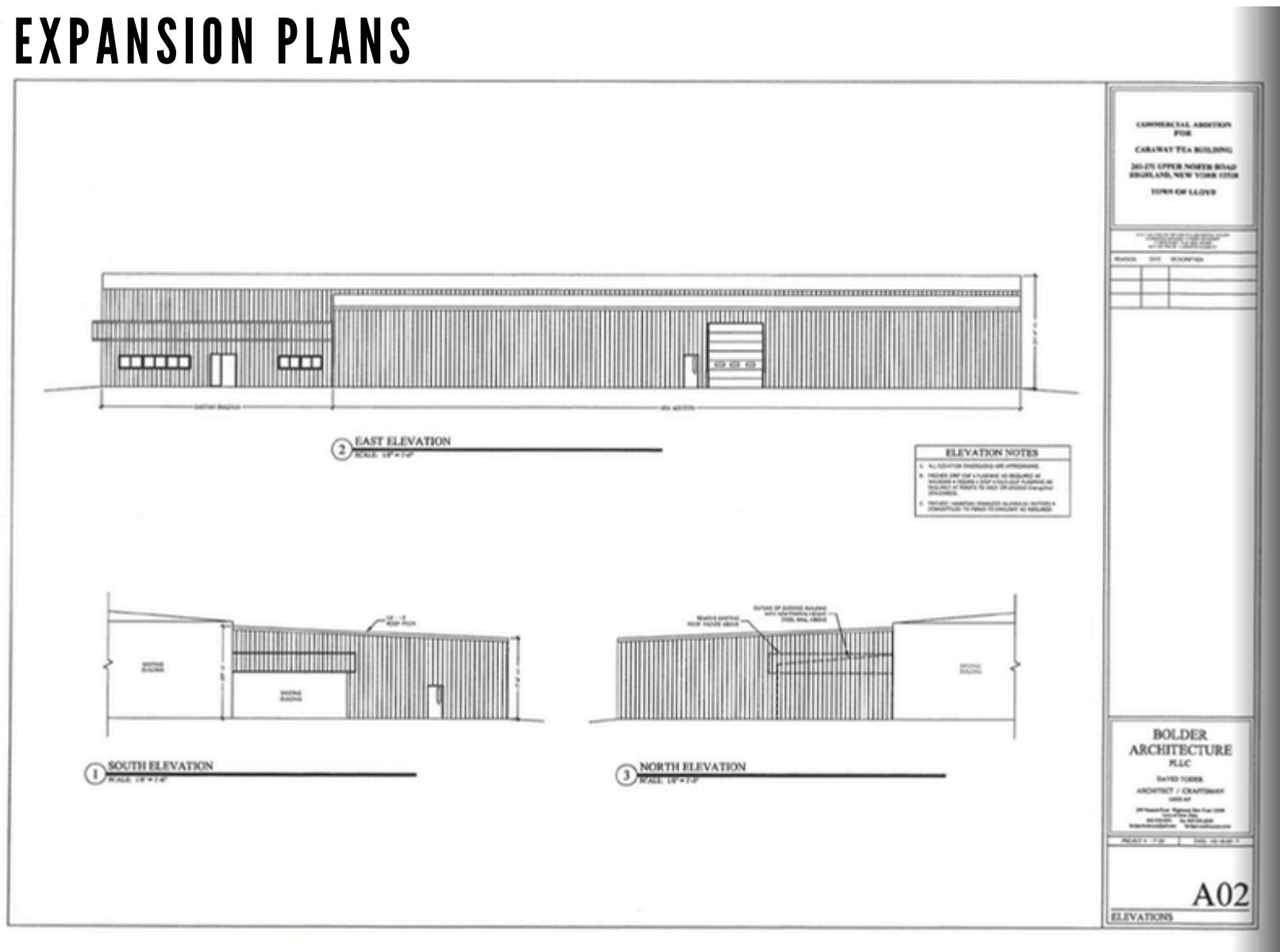
SITE EXPANSION PLANS



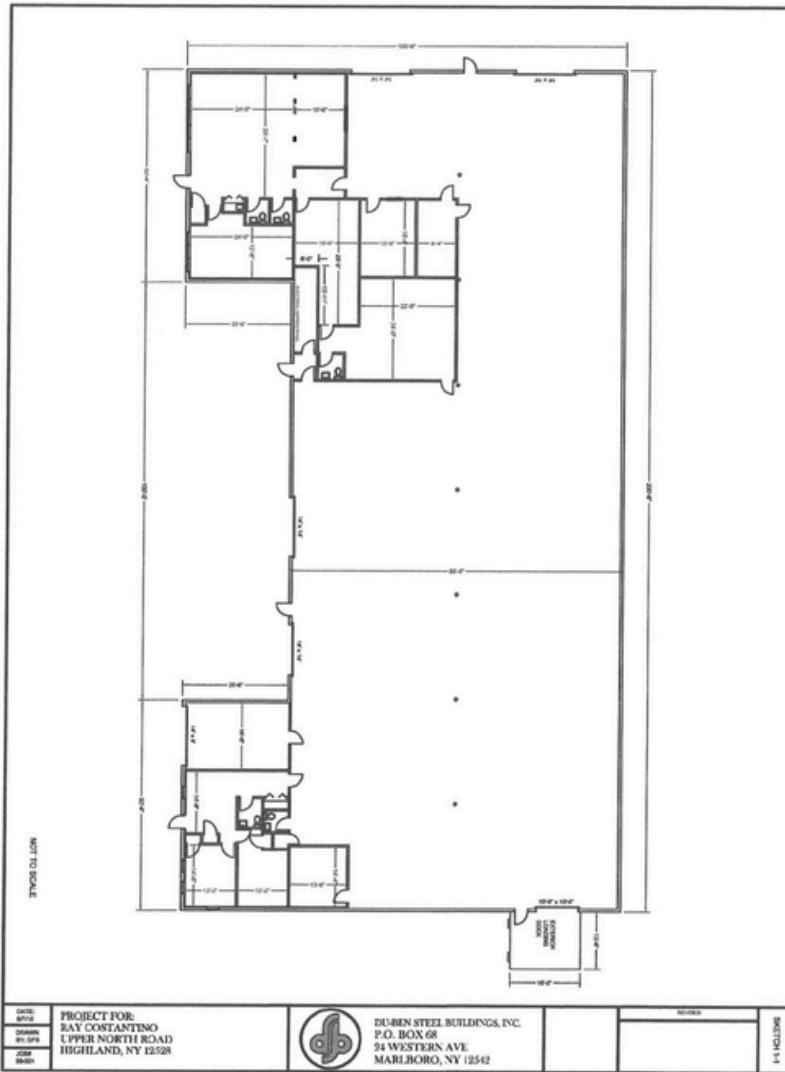
SITE EXPANSION PLANS



SITE EXPANSION PLANS

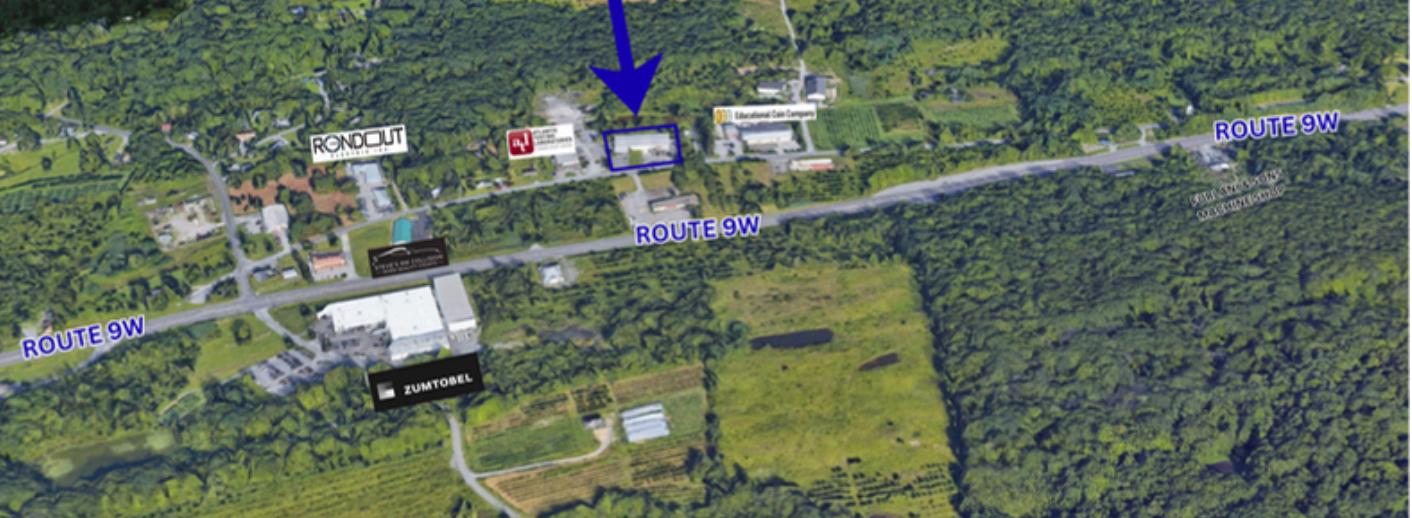


SITE EXPANSION PLANS



C PROPERTY PHOTOS





D

AREA OVERVIEW

AREA OVERVIEW

NEARBY POINTS OF INTEREST



AREA OVERVIEW

HIGHLAND, NY

Located along the west bank of the Hudson River in the Town of Lloyd, Highland is one of the Mid-Hudson Valley's most strategic light-industrial and logistics locations, offering immediate access to the Kingston urban core while benefiting from favorable zoning, lower land costs, and streamlined municipal approvals.

Highland sits directly adjacent to Kingston via the Mid-Hudson Bridge, placing it within minutes of Uptown, Midtown, and the Rondout Waterfront, while maintaining a distinctly industrial and service-oriented character. The area has long served as a base for contractors, service trades, light manufacturing, warehousing, and regional distribution, supported by flexible zoning districts and an established industrial workforce.

Regional connectivity is a key driver of demand. Highland provides direct access to Route 9W, with rapid connections to Interstate 87 (New York State Thruway) via Routes 28 and 299, linking the property efficiently to Albany, New York City, and the greater Northeast logistics network. The site's proximity to multiple arterial routes supports last-mile distribution, equipment staging, and service-based industrial operations.

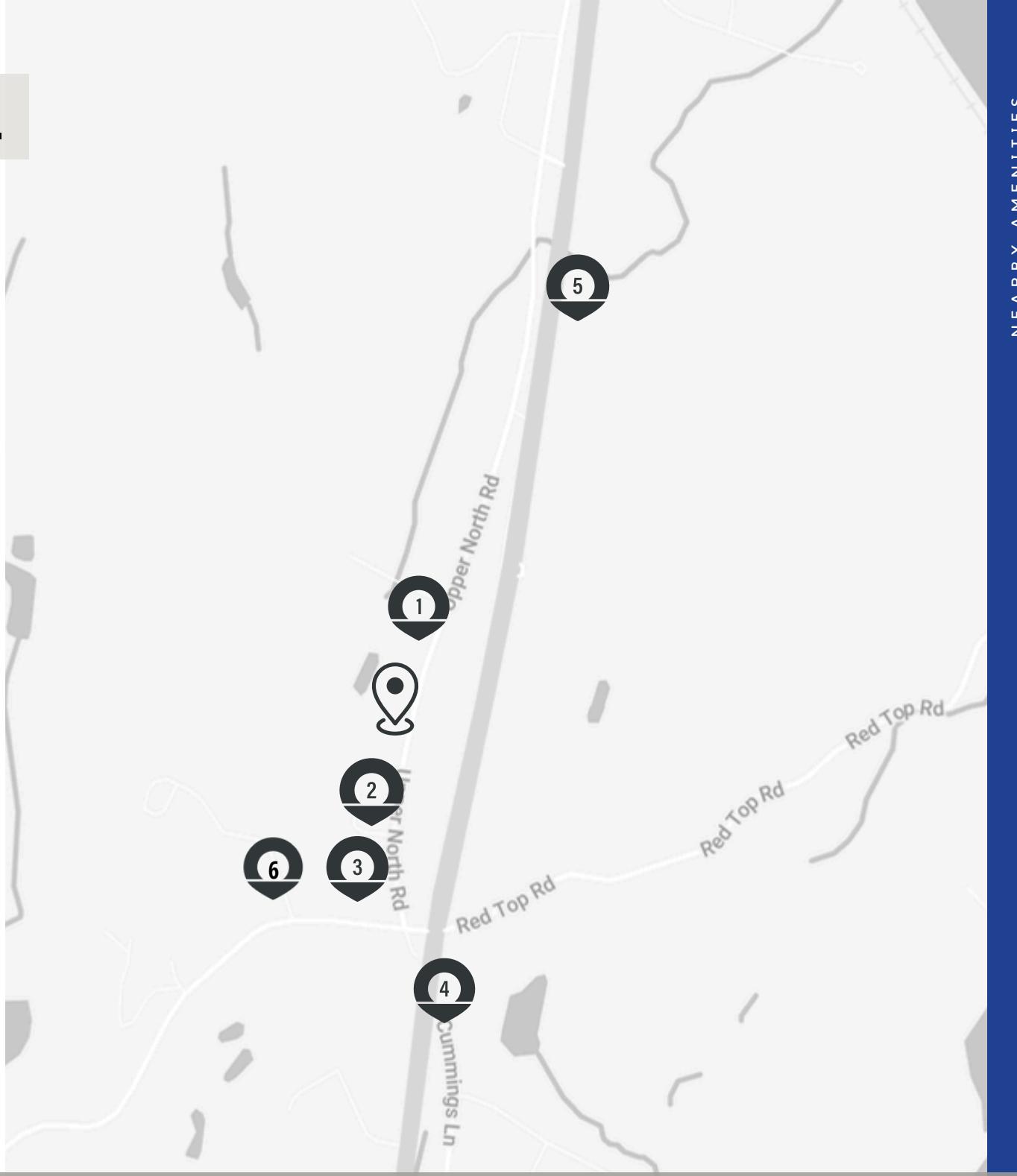
The Town of Lloyd has experienced consistent industrial and commercial investment, particularly from owner-users seeking modern warehouse and flex space outside of higher-cost metropolitan markets. Limited supply of newly constructed industrial buildings in the immediate area has further strengthened demand for entitled, build-ready sites capable of accommodating contemporary warehouse and office configurations.

Highland's position within the Hudson Valley places it at the intersection of regional commerce, infrastructure, and growth, making it an increasingly attractive location for warehouse, contractor, and light-industrial users seeking long-term operational stability with strong access to regional markets.



NEARBY POINTS OF INT.

- 1 Edu Coin Company Factory
- 2 Atlantic Testing Labs
- 3 Rondout Electric Inc
- 4 Zumtobel Lighting
- 5 Furlani & Sons Machine Shop
- 6 River Rd Warehouse Site



E

AERIALS



AERIAL





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