



## The Pajama Factory

49 Greenkill Ave, Kingston, NY 12401



**Laurie Barlev**

Duna Real Estate  
77 Cornell St, Kingston, NY 12401  
[lbarlev@dunarealestate.com](mailto:lbarlev@dunarealestate.com)  
(845) 209-2450



Rental Rate:	\$12.50 /SF/YR
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	C
Rentable Building Area:	21,236 SF
Year Built:	1918
Rental Rate Mo:	\$1.04 /SF/MO

## The Pajama Factory

\$12.50 /SF/YR

Once home to Millen Aickenhead Textiles and built in 1916, the Pajama Factory is a dynamic, community-driven arts and innovation complex located in Kingston's Midtown Arts District. Blending rich industrial heritage with a vibrant creative culture, the building is part of a larger network of three artist-focused factories owned and operated by a professional management team committed to supporting the arts.

Home to a mix of artists, artisans, makers, and small businesses, the Pajama Factory offers flexible, light-filled spaces that retain their original charm—including factory windows, soaring ceilings, and exposed brick—while offering modern amenities such as 24/7 access, loading docks, high-speed internet, and secure entries.

Located just off the Broadway corridor, the Pajama Factory is minutes from downtown Kingston, the Rondout, and the New York State Thruway. Kingston is...

- Artist Community



## 1st Floor Ste Studio 2

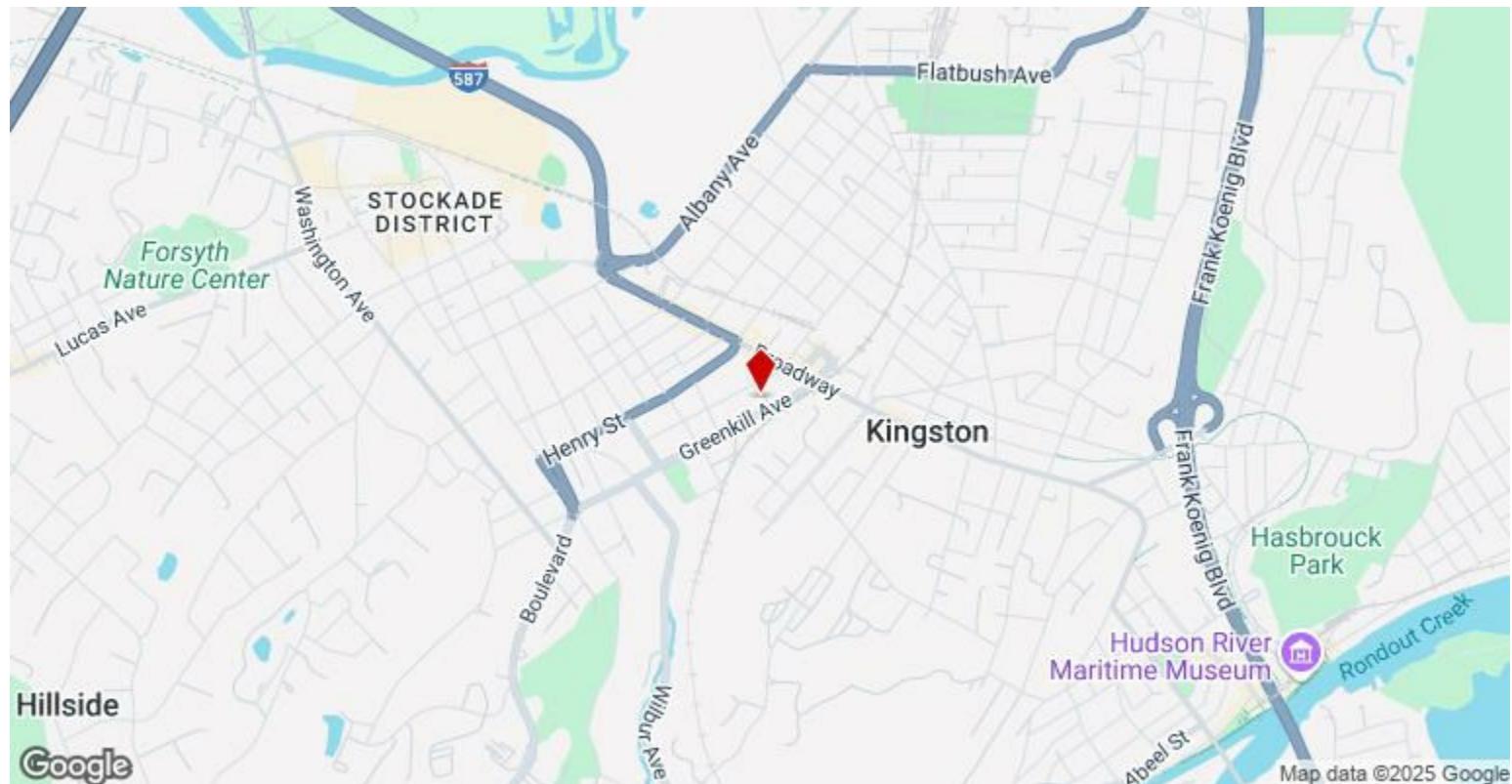
Space Available	3,500 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Now available for the first time in 5 years, PJ Studio 2 is a truly unique opportunity to rent one of the Pajama Factory's largest and most desirable spaces. This 3,500 square foot studio offers unmatched natural light, historical character, and industrial functionality—perfect for artists, sculptors, furniture makers, craftspeople, and creative professionals. Space Features: 3,500 SF open-plan layout with 12' high ceilings, 2 full walls of massive, original factory windows for incredible natural light, Private entrance and dedicated loading dock for easy material handling, 2 shop sinks and a private shower inside the unit, Independent HVAC system for year-round comfort, 24/7 secure access. Professionally managed property with an active artist community. This type of space is rarely available in Ulster County—especially in Kingston, where demand for bright, industrial studios remains high. PJ Studio 2 offers a rare combination of authenticity, scale, and functionality in a supportive, collaborative setting. Ideal For: Large-scale artists or collectives, Woodworkers or furniture makers, Photographers or production teams, Textile and fabrication studios, Creative entrepreneurs seeking an inspiring HQ.

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Adaptive Design	-	
Midtown Kingston Arts District	-	



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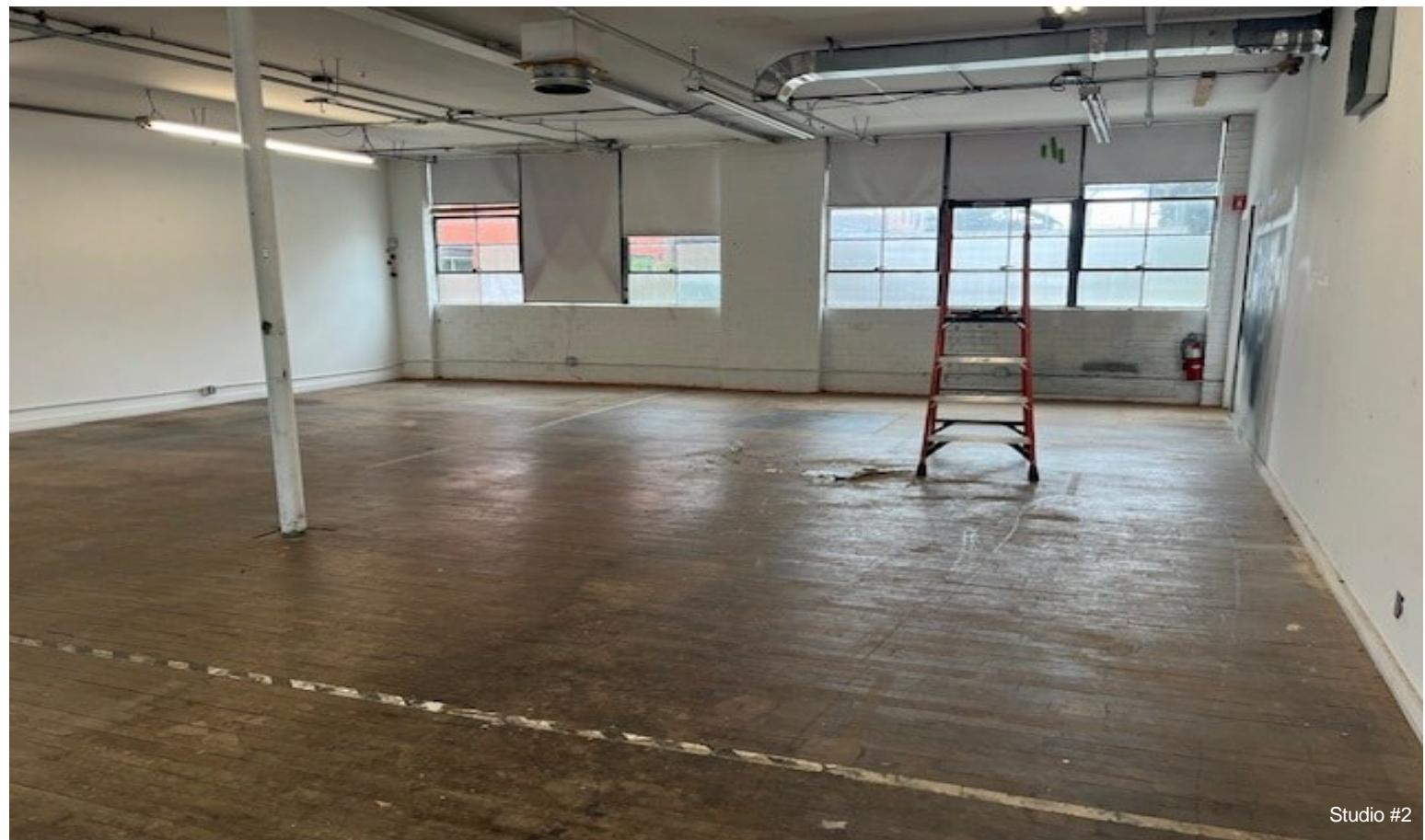
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Located just off the Broadway corridor, the Pajama Factory is minutes from downtown Kingston, the Rondout, and the New York State Thruway. Kingston is a cultural hub, named one of the Best Places for Artists in America by BusinessWeek.com, and sits in the center of the Hudson Valley—just 90 minutes from NYC and a short drive from Woodstock, Rhinebeck, Saugerties, and Poughkeepsie.

# Property Photos



## Property Photos



Studio #2



Studio #2 loading bay