



AMERIBAG FACTORY

71-77 Kukuk Lane

Kingston, NY | (Ulster County) Hudson Valley Region



TOWN OF ULSTER | KINGSTON INDUSTRIAL PROPERTY ON 4.9 ACRES

*Highlights

Rare and Unique Opportunity to own an industrial property in Kingston, NY. This is a desirable location accessible to the entire northeastern U.S. with easy access to major nearby highways including NYS Thruway at Exit 19, US Routes 32, 9W and 209. The property includes a single family home.

Owner will finance with 35% down and/or lease back a portion of the building, or can be delivered vacant.

- One-story ±33,000 sq. ft. building
- Multiple loading bays; 5 overhead doors, 2 loading docks
- 1 MegaWatt power service
- 18 ft. Ceilings
- Large paved parking lot
- Sale includes single family residence

SALE OFFERING **\$2,075,000**

LEASE RATE **\$12/SF NNN**



DEMOGRAPHIC SUMMARY	25 Miles
Population	386,481
Households	145,512
Average Household Income	\$87,842

Exclusively Marketed By:

Dennis Launer
Real Estate Salesperson

Direct 845 787 1380

Mobile 718 809 8412

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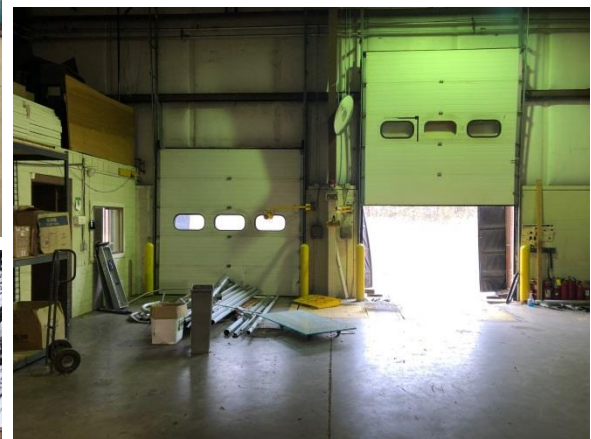
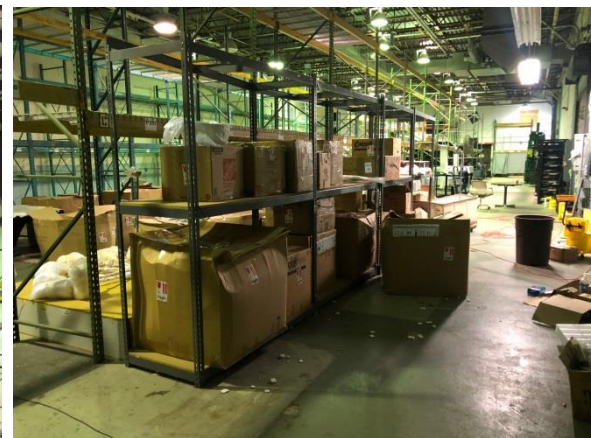
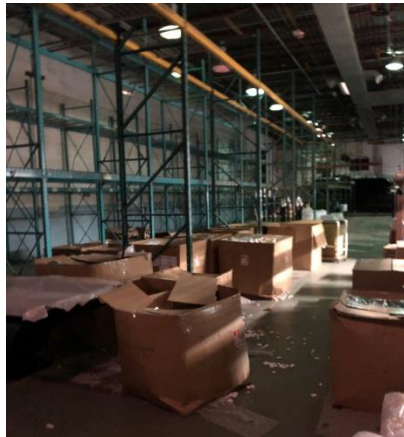
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