

FOR LEASE

Former Ameribag Factory

71-77 Kukuk Lane | Kingston, NY 12401



10,000-33,000 SF Available in Town of Ulster Industrial Building

Property Highlights

Rare and unique opportunity! Industrial space in the Town of Ulster (Kingston) NY. This is a desirable location easily accessible to all major nearby highways including NYS Thruway (I-87) at Exit 19, US Routes 32, 9W & 209 and the Kingston-Rhinecliff Bridge.

One-Story Building with 10,000 SF-33,000 SF Available

Includes:

- 10,000 SF–30,000 SF warehouse space (3 connected, each with separate entrance)
- Minimum divisible is 10,000 SF
- 15 ft. – 19 ft. ceilings
- 2 loading docks, 3 drive-in doors
- 3,000 SF office space
- Parking for up to 25 cars

Contact

DENNIS LAUNER
Real Estate Salesperson
+1 718 809 8412 Mobile
dlauner@pyramidbrokerage.com

Demographic Summary	25 Miles
Population	396,481
Households	145,512
Average H.H. Income	\$87,842



Lease Rate: \$8-\$10 / SF Modified Gross

356 Meadow Avenue, 2nd Floor
Newburgh, New York 12550
+1 845 522 5900
pyramidbrokerage.com

FORMER AMERIBAG FACTORY

71-77 Kukuk Lane | Kingston, NY



PROPERTY PHOTOS

