

## PRIME RED HOOK VILLAGE-CENTER COMMERCIAL SPACES AVAILABLE

**FOR LEASE****2 BUILDINGS: 6,000 SF STAND-ALONE BUILDING & UP TO 14,000 SF / DIVISIBLE**

**AVAILABLE FOR LEASE**, this well-located commercial property in the heart of Red Hook Village with frontage on US-9, offers flexible space options. The property includes a 6,000 SF stand-alone building as well as a 14,000 SF building which features 14 ft. high ceilings and wide-open space that can be leased in its entirety by a single tenant or divided into smaller spaces to accommodate multiple users; building features roll-up drive-in doors for indoor truck loading.

The flexible layout and village zoning make the space ideal for a wide range of uses including Artisan craft studios, art galleries, light manufacturing, schools or educational uses, medical or wellness facilities, veterinary facility, professional offices, athletic training facilities and food manufacturing, warehousing and many other uses.

The property is situated in the center of town in the Business District, within walking distance to all local shops, restaurants and amenities, providing excellent visibility, accessibility and convenience for employees and visitors alike; 10-minute drive to Rhinebeck or Kingston, NY.

Lease terms are **\$10.00 PSF modified gross rent**, plus utilities offering an attractive occupancy cost for this highly desirable Hudson Valley location. **Rare opportunity** to secure adaptable commercial space in one of Red Hook's most walkable and vibrant areas.

### Highlights

- 6,000± SF stand-alone building
- 14,000± SF stand-alone building
- Flexible space options
- Located in Village center Business District
- Frontage on US Route 9 with visibility & easy access

### EXCLUSIVE CONTACT

**Dennis Launer**  
**Real Estate Salesperson**

+1 718 809 8412 Mobile  
dlauner@pyramidbrokerage.com

356 Meadow Avenue, 2<sup>nd</sup> Floor  
Newburgh, New York 12550  
+1 845 522 5900  
**pyramidbrokerage.com**

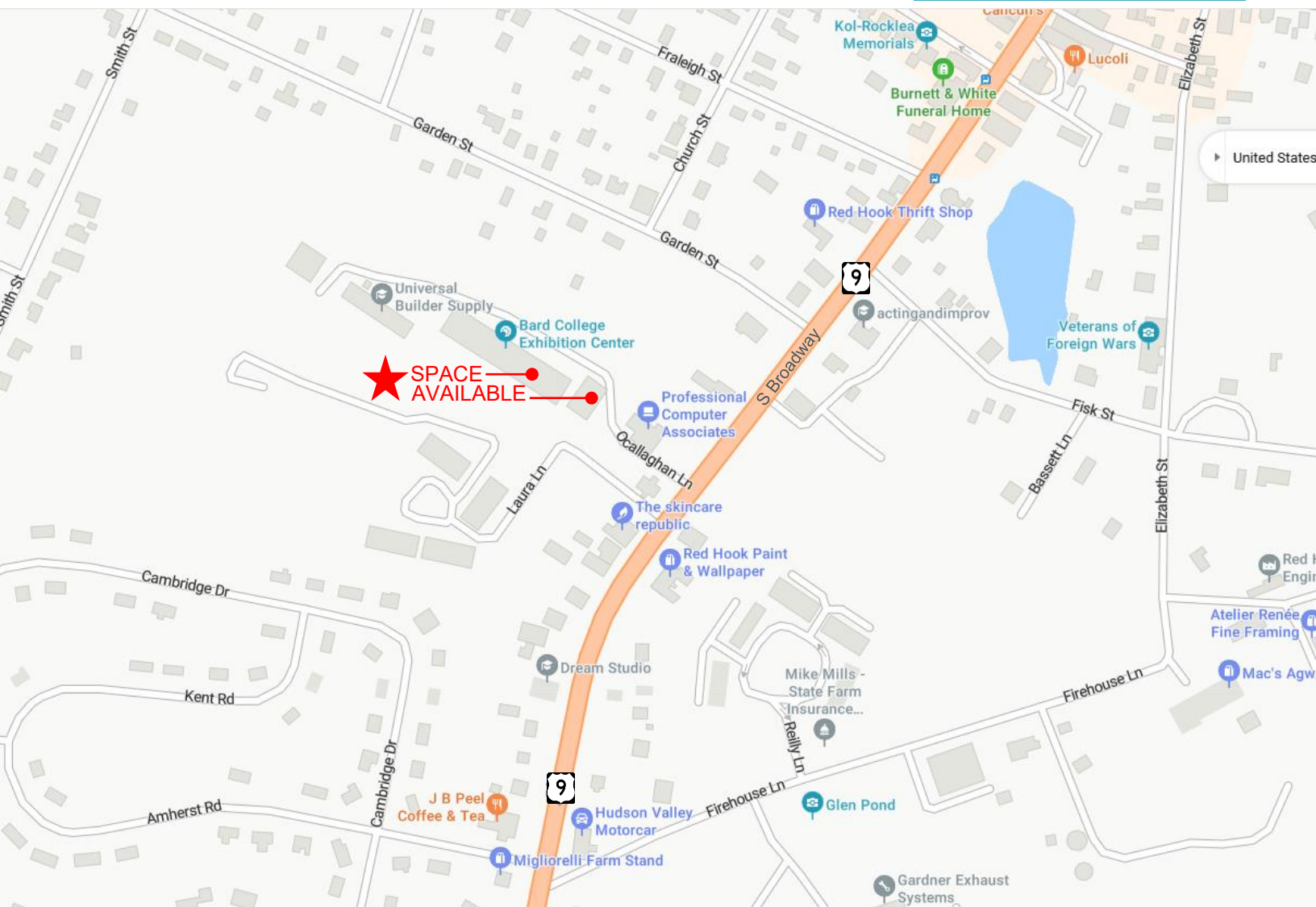
**AVAILABLE:**  
Up to 14,000 SQ FT



**AVAILABLE:**  
6,000 SQ FT  
Standalone Building



## LOCAL STREET MAP



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+1 845 787 1380 Direct

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[dlauner@pyramidbrokerage.com](mailto:dlauner@pyramidbrokerage.com)

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**[pyramidbrokerage.com](http://pyramidbrokerage.com)**