CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

220 Sawkill Road
Kingston, NY 12401



±9.5 COMMERCIAL ACRES FOR SALE

Property Highlights

- 9.5 total acres, includes 7.37 acres of developable land
- 2.13 acres subject to a non-disturbance easement
- Fully approved
- 1.8 miles to NYS Thruway (I-87) Exit 19

Sale Price: $650,000

Approved Buildings

- Building 1: 8,000 SF
- Building 2: 27,500 SF
- Total: 35,500 SF

Demographic	1 Mile	3 Miles	5 Miles
Population	1,489	32,157	46,667
Households	690	14,020	20,204
Average H.H. Income	110,533	108,622	118,531

Source: U.S. Census (2020), Esri (2026)

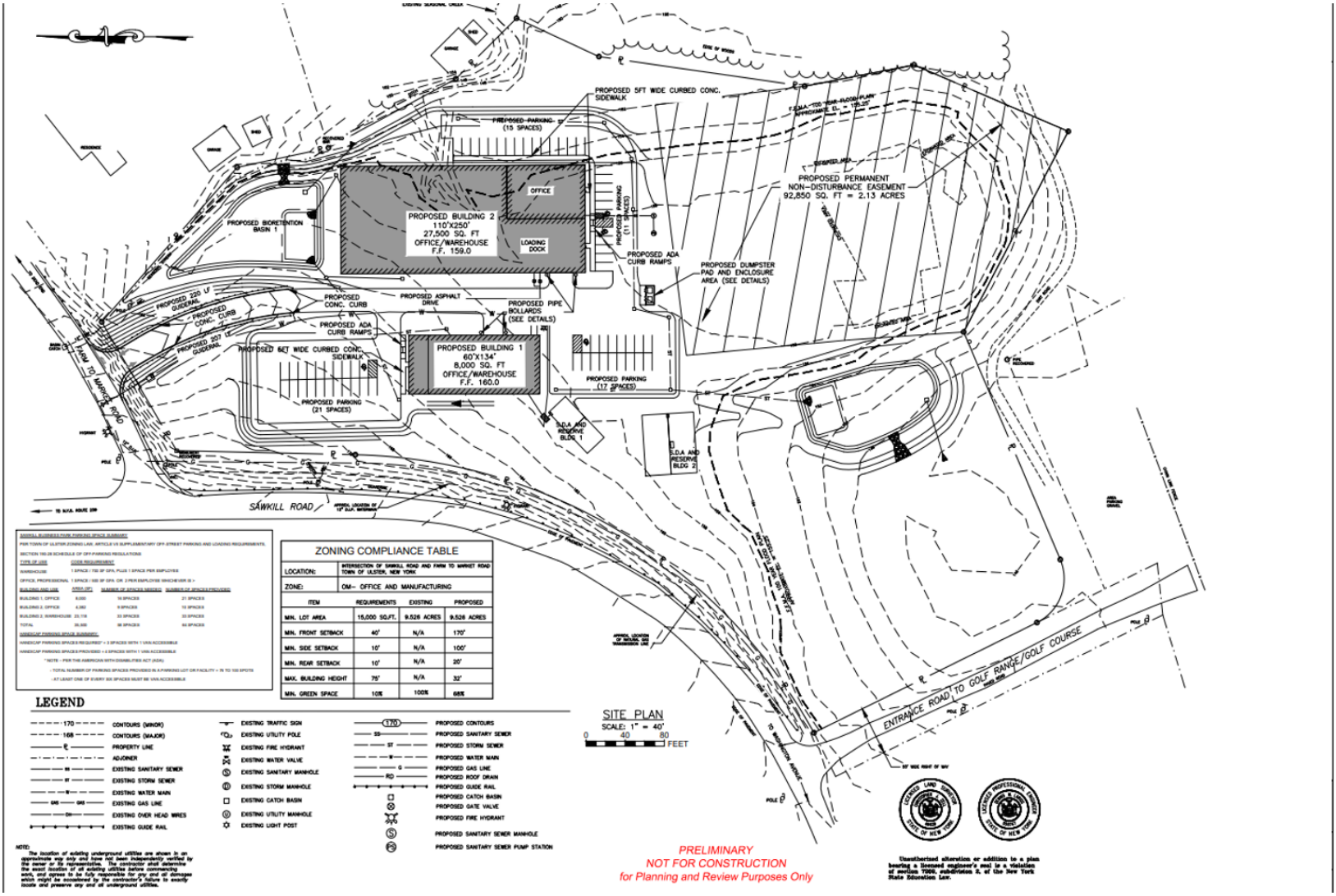
EXCLUSIVE CONTACT

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PROPOSE SITE PLAN



ZONING COMPLIANCE TABLE

LOCATION:	INTERSECTION OF SAWKILL ROAD AND FARM TO MARKET ROAD TOWN OF ULSTER, NEW YORK		
ZONE:	OM– OFFICE AND MANUFACTURING		
ITEM	REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SQ.FT.	9.526 ACRES	9.526 ACRES
MIN. FRONT SETBACK	40'	N/A	170'
MIN. SIDE SETBACK	10'	N/A	100'
MIN. REAR SETBACK	10'	N/A	20'
MAX. BUILDING HEIGHT	75'	N/A	32'
MIN. GREEN SPACE	10%	100%	68%

LEGEND

- CONTOURS (MINOR)
- CONTOURS (MAJOR)
- PROPERTY LINE
- ADJOINER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING OVER HEAD WIRES
- EXISTING GUIDE RAIL
- EXISTING TRAFFIC SIGN
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY MANHOLE
- EXISTING LIGHT POST
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED GAS LINE
- PROPOSED ROOF DRAIN
- PROPOSED GUIDE RAIL
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER PUMP STATION

NOTE: The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

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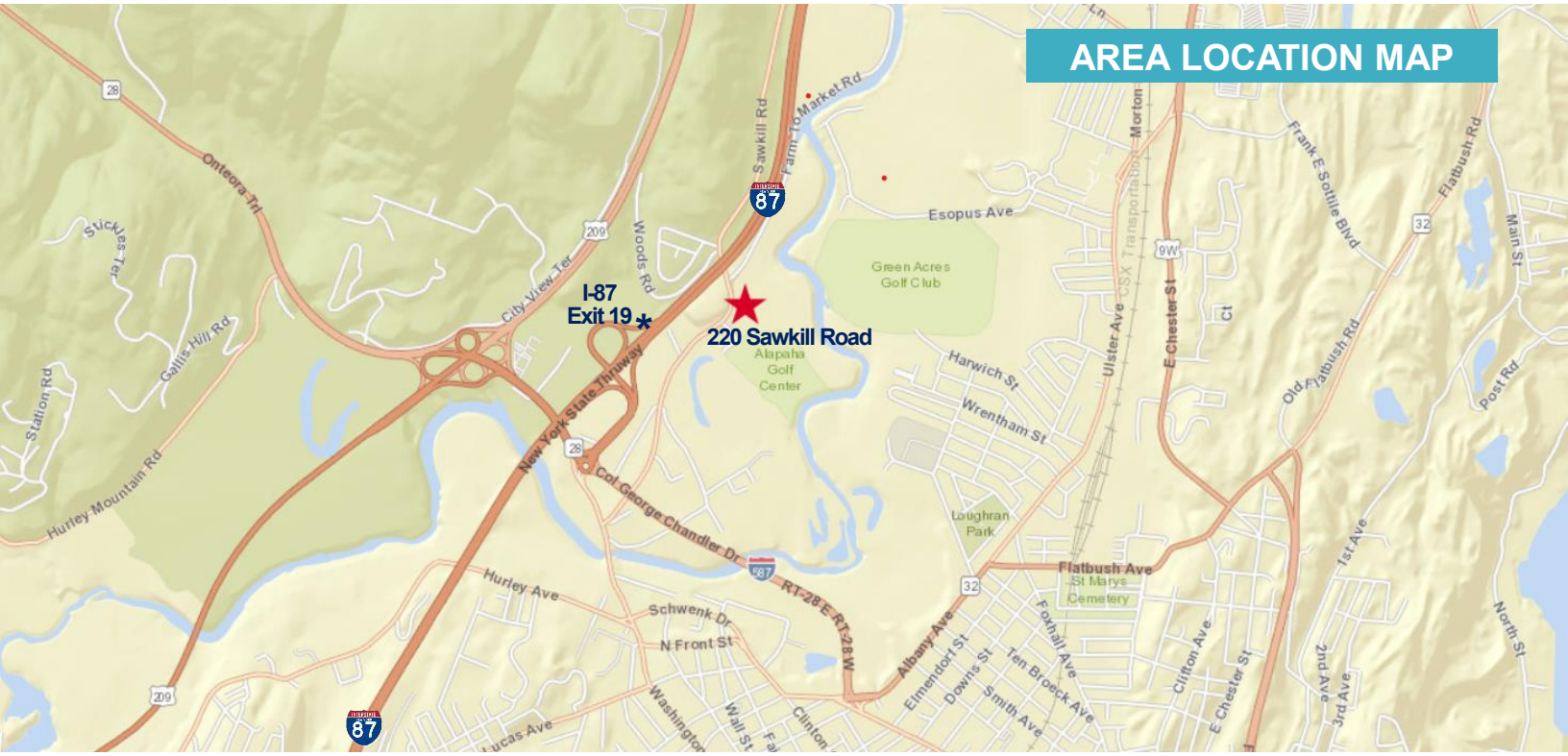
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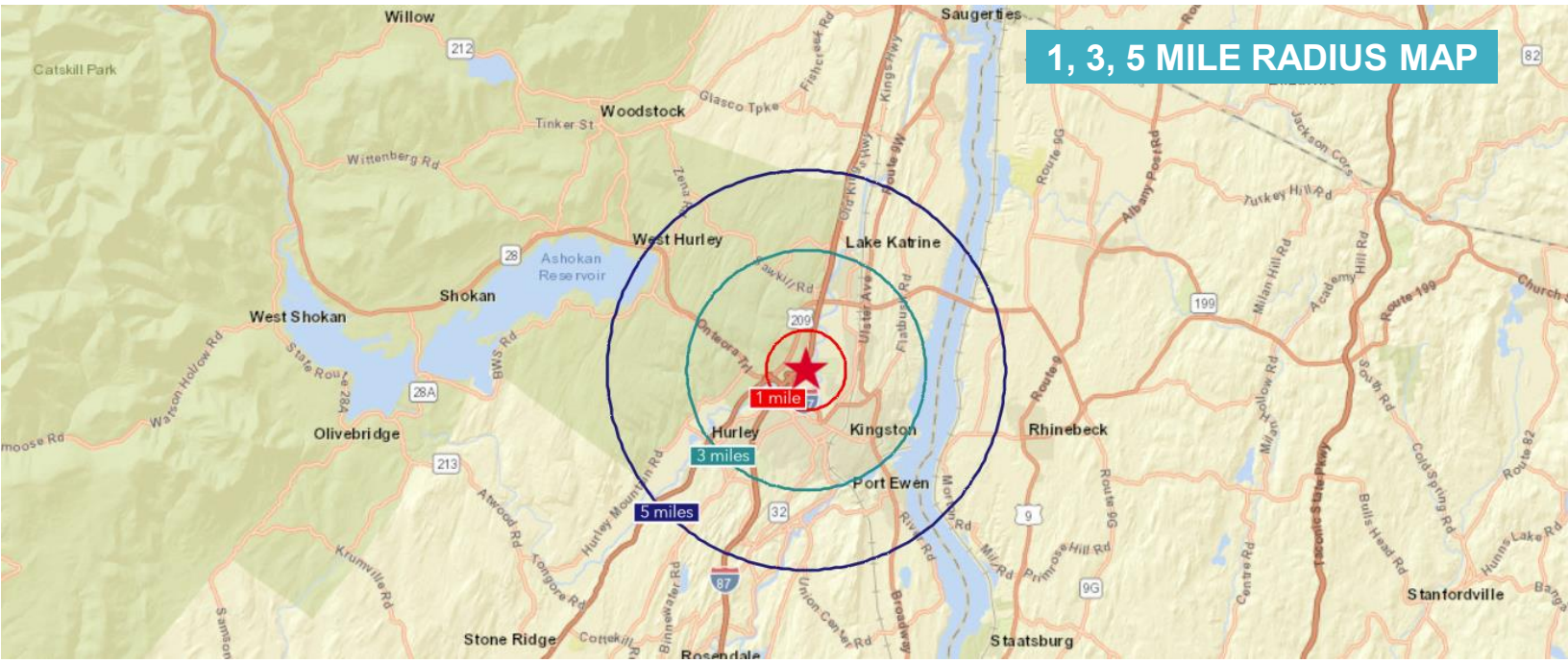
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AREA LOCATION MAP



1, 3, 5 MILE RADIUS MAP



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