

FOR LEASE

# Former Ameribag Factory

71-77 Kukuk Lane | Kingston, NY 12401



## 33,000 SF Town of Ulster Industrial Property on 4.9 Acres

### Property Highlights

**Rare and unique opportunity!** Industrial property in the Town of Ulster (Kingston) NY. This is a desirable location accessible to the entire northeastern U.S. with easy access 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 33,000 SF building
- 6,000 SF - 33,000 SF available for lease
- Multiple loading bays, 5 overhead doors, 2 loading docks
- 1 Megawatt power service
- 18 ft. ceilings
- Large paved parking lot

**Lease Rate:** \$7- \$12/SF (Contact agent for pricing details)

**Offers to purchase considered.**

### Contact

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



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# FORMER AMERIBAG FACTORY

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## PROPERTY PHOTOS

