

15-45
O'CALLAGHAN LANE
RED HOOK, NY

33,500 SF | 8.5 ACRE
INDUSTRIAL PROPERTY WITH YARD
REDEVELOPMENT POTENTIAL
ADJACENT TO MUNICIPAL SEWER

FOR SALE
\$2.45M

PARTIALLY LEASED – OVER \$200K GROSS INCOME
IDEAL FOR OWNER/USER OR DEVELOPER

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL BUILDINGS WITH YARD FOR SALE



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PROPERTY INFORMATION

27 O'Callaghan Lane
6,000 SF

29 O'Callaghan Lane
18,000 SF

45 O'Callaghan Lane
Hangar - 10,000 SF

45 O'Callaghan Lane
Pavilion - 9,375 SF

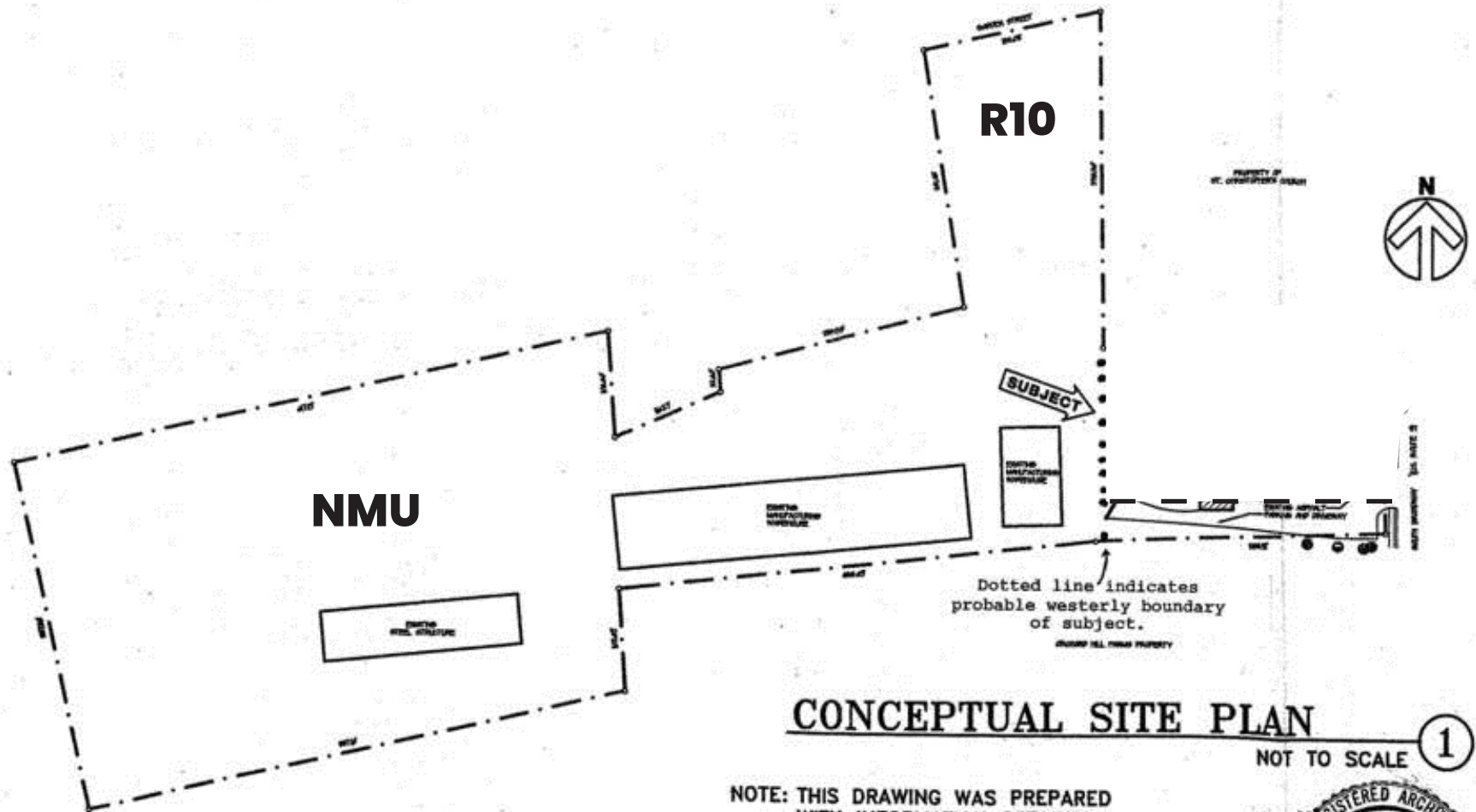
SITE: 8.5 ACRES
BUILDING: 33,500 SF
ZONING: NMU (NEIGHBORHOOD MIXED USE) / R10
REAL ESTATE TAXES (23/24): \$3,332 TOTAL
DUTCHESS COUNTY: \$2,339
TOWN OF TIVOLI: \$772
RED HOOK/TIVOLI LIBRARY: \$221

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SITE PLAN



CONCEPTUAL SITE PLAN

1

NOT TO SCALE

NOTE: THIS DRAWING WAS PREPARED WITH INFORMATION OBTAINED FROM THE SITE PLAN PROVIDED BY OWNER.

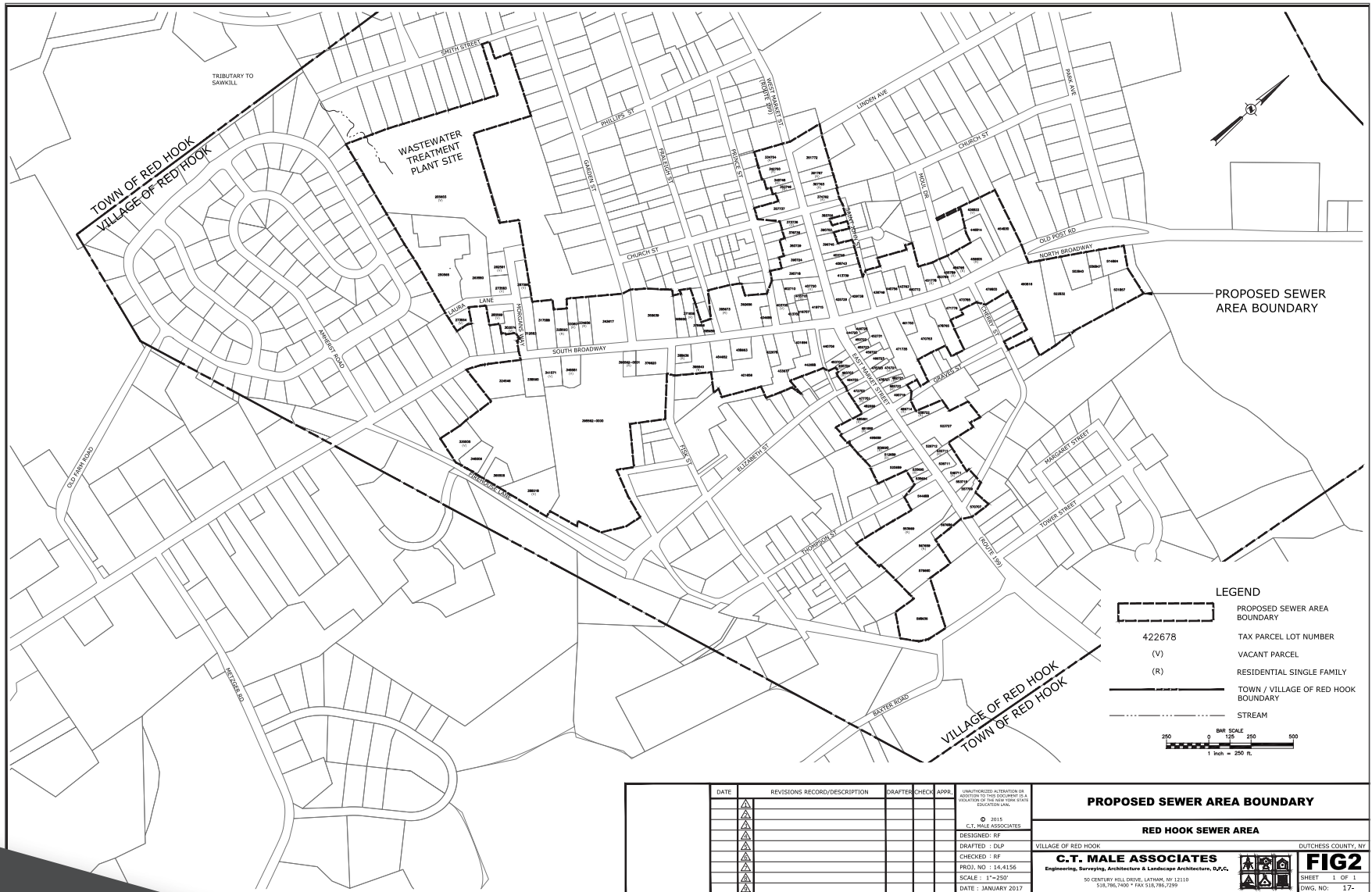


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SEWER PLAN

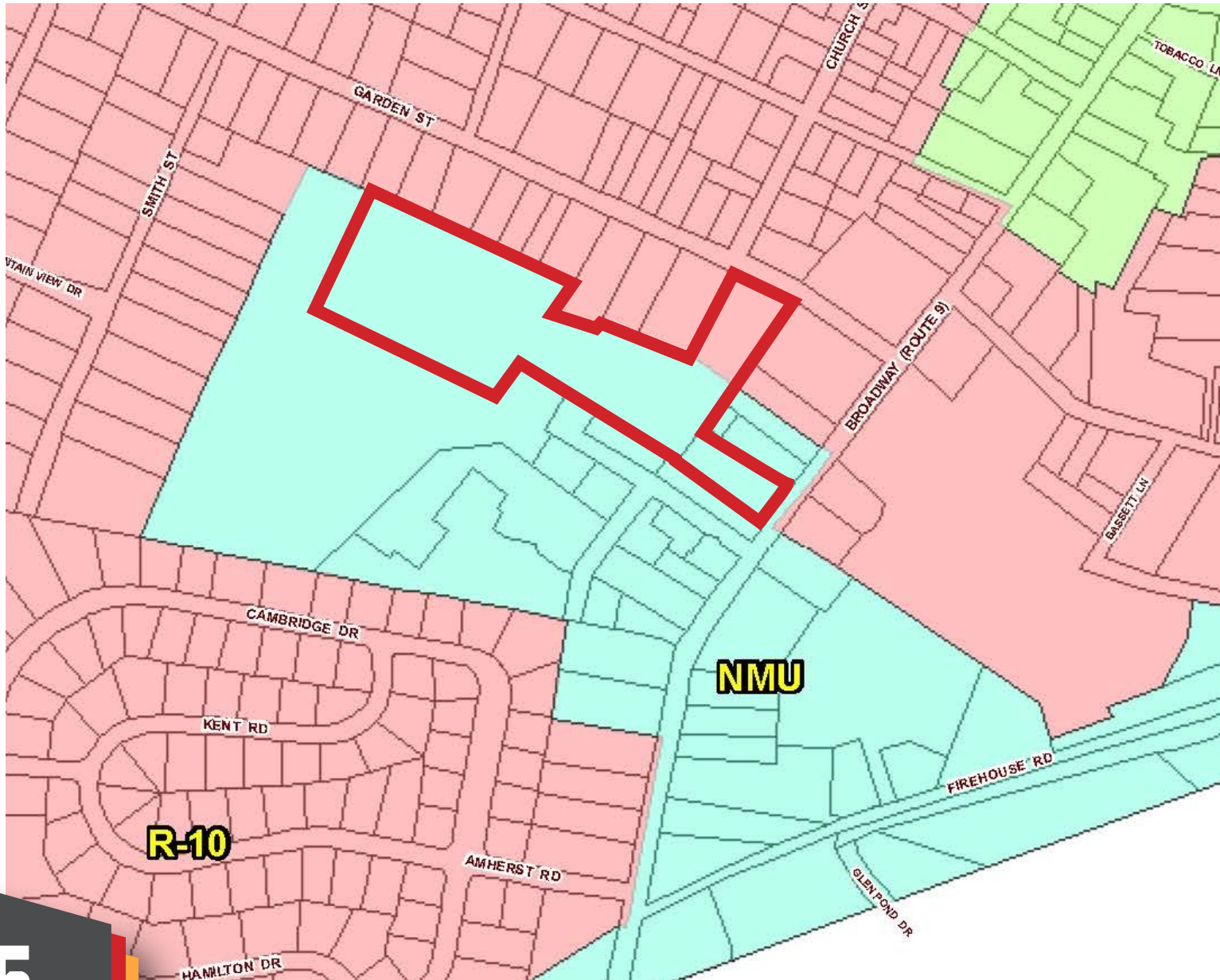


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ZONING MAP

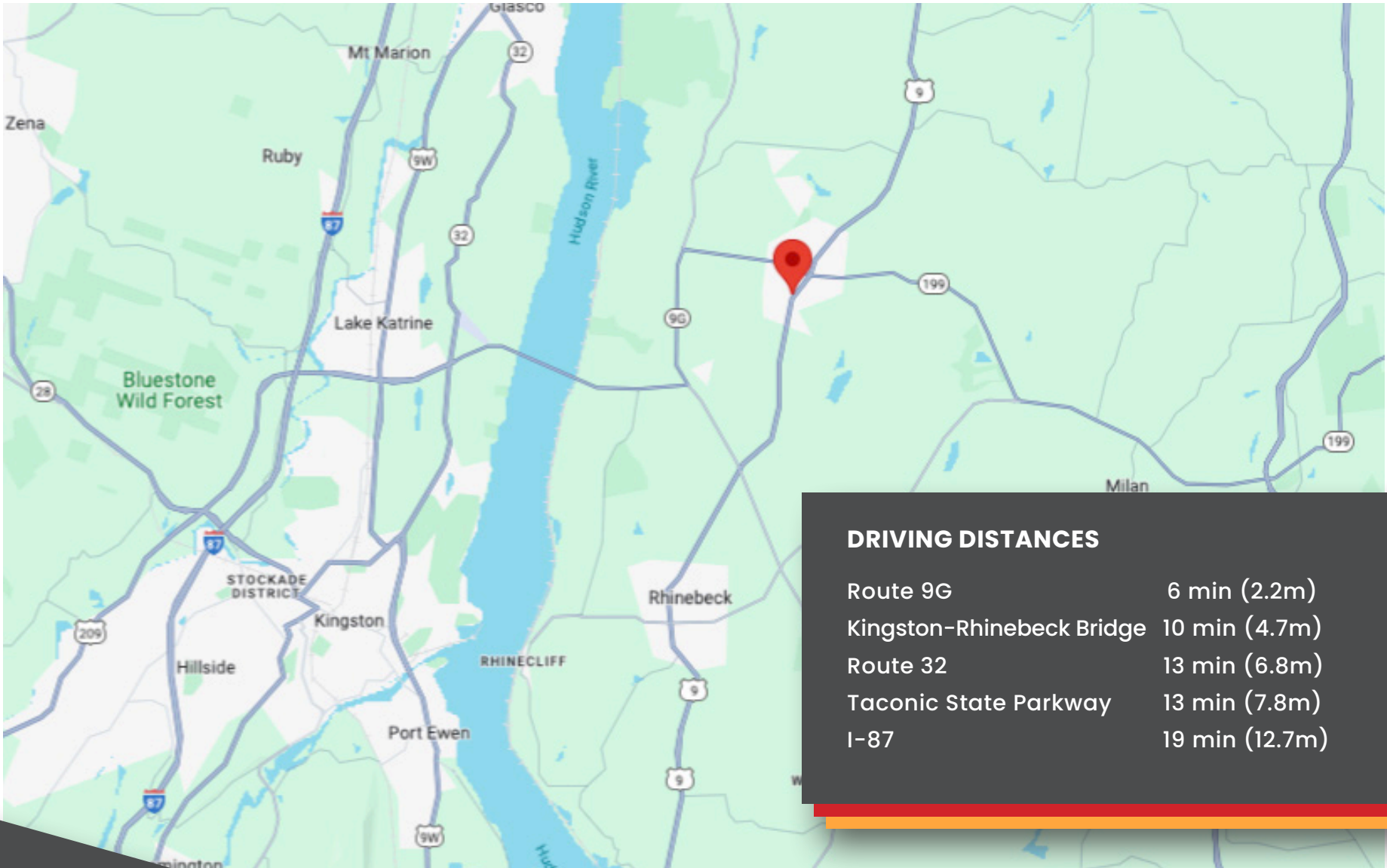


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AREA MAP



DRIVING DISTANCES

Route 9G	6 min (2.2m)
Kingston–Rhinebeck Bridge	10 min (4.7m)
Route 32	13 min (6.8m)
Taconic State Parkway	13 min (7.8m)
I-87	19 min (12.7m)

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LOCATION OVERVIEW

RED HOOK, NEW YORK



With its blend of rural charm, educational excellence, and cultural vitality, Red Hook is a thriving community that attracts and retains residents and visitors alike.

Red Hook, NY, spans 36 square miles of picturesque rolling hills and farmland. Besides its namesake village, it includes the Village of Tivoli, Annandale-on-Hudson and Barrytown. Children attend the Red Hook Central School District, serving 1,666 students across four schools. Known for its tight-knit, community, longtime residents take pride in the town's excellent schools, support for entrepreneurs + small businesses, and appreciation for agriculture. The town's agricultural roots are evident in its many farms and markets, fostering a strong farm-to-table culture.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	8,092	17,962	86,758
# OF HOUSEHOLDS	3,254	7,601	37,646
AVERAGE HH INCOME	\$114,405	\$103,288	\$83,655
ANNUAL HH EXPENDITURE	\$298.05 M	\$694.53 M	\$2.98 B

Adding to the community's vibrancy is Bard College, a prestigious private liberal arts institution with 2,100 students. Bard enriches Red Hook's cultural landscape with a variety of events throughout the year, from concerts and theater productions to lectures and art exhibitions.

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