

FOR LEASE

85 Katrine Lane

85 KATRINE LANE

Lake Katrine, NY 12447

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (MG)
AVAILABLE SF:	30,000 SF
LOT SIZE:	7.4 Acres
BUILDING SIZE:	30,000 SF

PROPERTY DESCRIPTION

30,000 square foot well maintained, highly functional, light industrial/warehouse. 20,000 SF grade level and 10,000 SF mezzanine. Lease rate includes common area charges and taxes.

PROPERTY HIGHLIGHTS

- Convenient location with ample parking
- Modern and well-maintained interior
- Spacious and versatile floor plan
- Excellent natural light throughout the space
- Easy access to highways and transportation
- High Bay, pallet racking available
- Truck loading docks and grade level overhead.

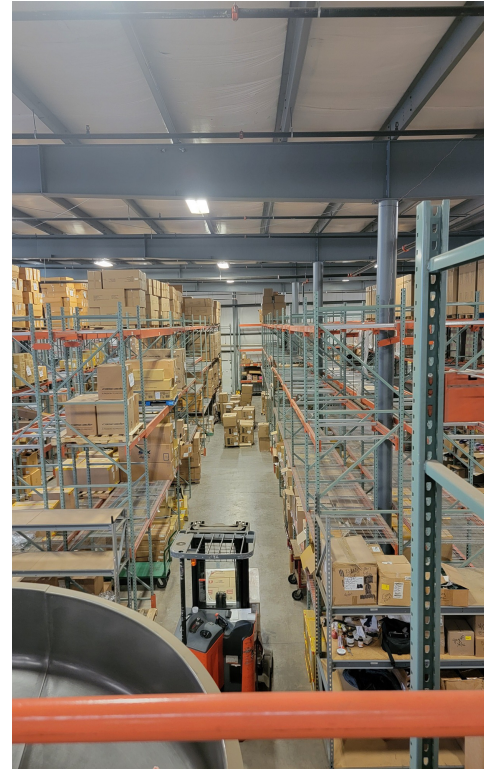
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WAREHOUSE PHOTOS



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OFFICE SPACES



THOMAS COLLINS, CCIM

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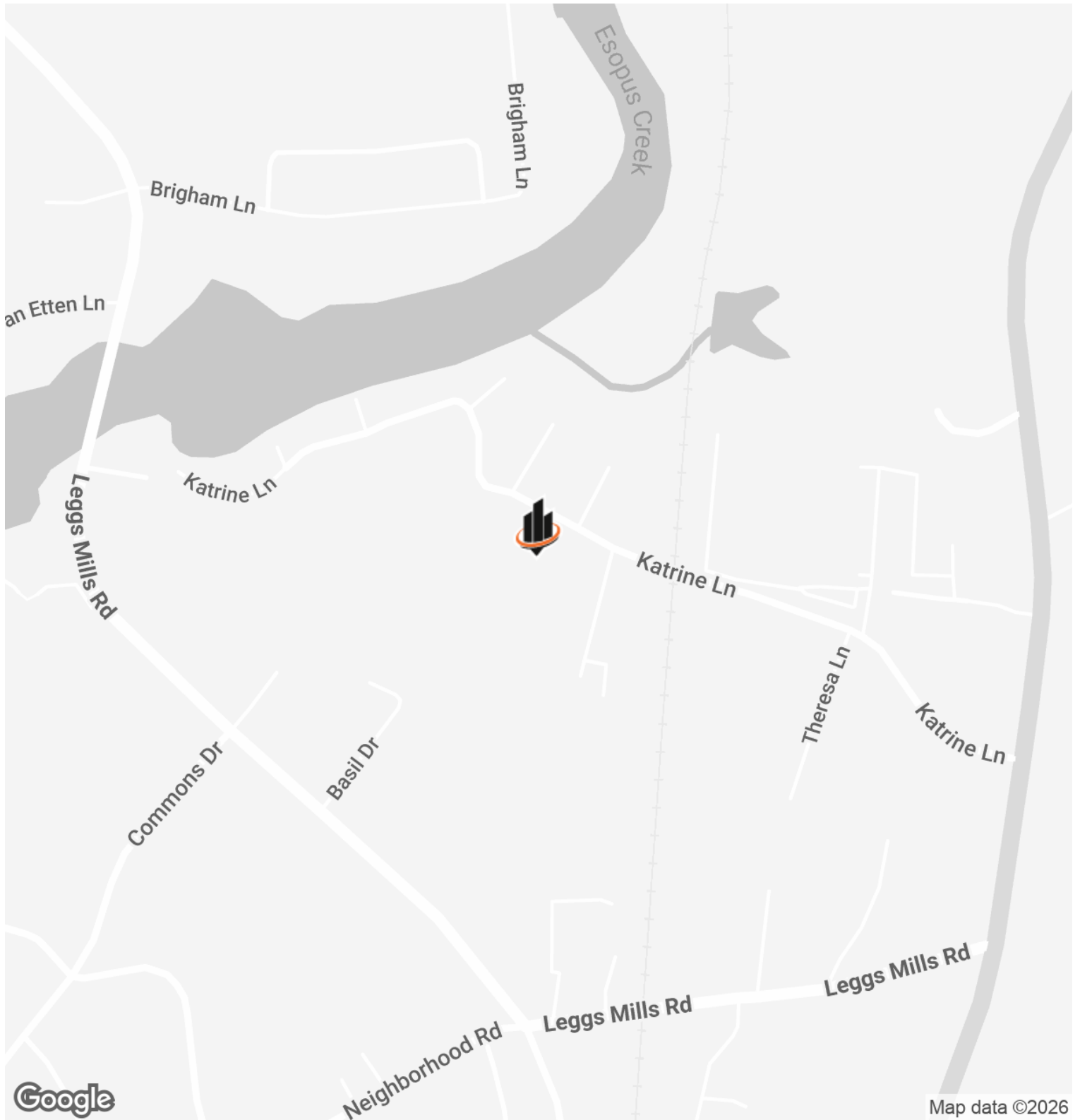
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LOCATION MAP



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PROPERTY DESCRIPTION



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Discover a prime leasing opportunity at 85 Katrine Lane, Lake Katrine, NY, 12447. Boasting a convenient location with ample parking, this modern and well-maintained property offers a spacious and versatile floor plan flooded with excellent natural light. With easy access to highways and transportation, the high bay space comes equipped with pallet racking, making it an optimal choice for Industrial/Warehouse/Distribution tenants. The property's exceptional features, including its modern interior and high bay configuration, present a compelling foundation for businesses seeking a dynamic and efficient operational space in a prime location.

LOCATION DESCRIPTION

Located just north of US Route 209/199. 5 miles to NYS Thruway, 2 miles Kingston/Rhinecliff Bridge

SITE DESCRIPTION

Industrial park

CONSTRUCTION DESCRIPTION

30,000 square feet, 20,000 on slab on grade and 10,000 heavy load mezzanine level.

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