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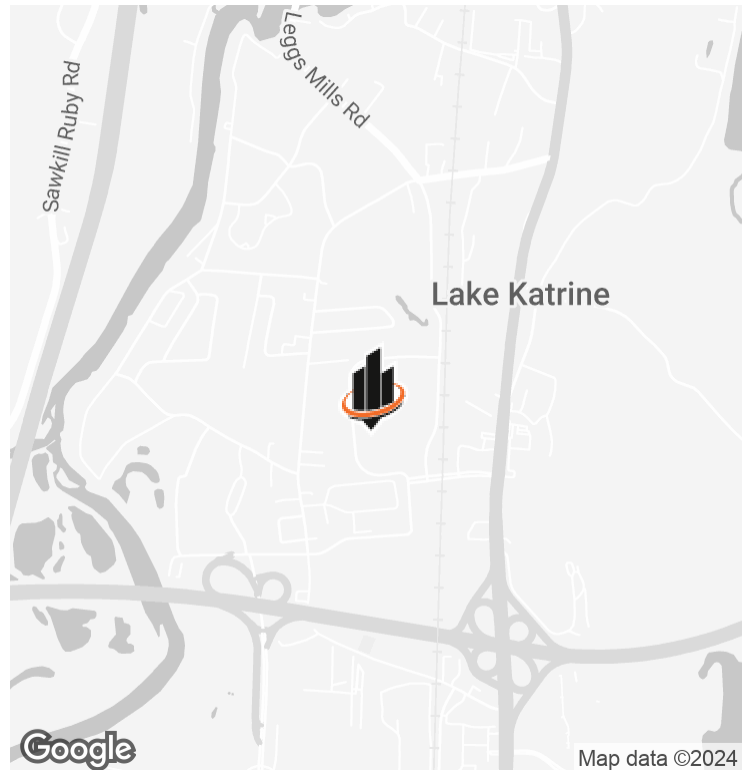
# Affordable Office, Flex/Warehouse and Storage Space

**701 GRANT AVE.  
LAKE KATRINE**  
(Kingston) NY 12401

**PRESENTED BY:**

**THOMAS COLLINS**  
O: 845.339.9100 x11  
thomas.collins@svn.com  
NY #10491205234

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Starting at \$14.00 SF/YR (MG)
<b>AVAILABLE SF:</b>	10,000 to 100,000 SF
<b>LOT SIZE:</b>	14.6 Acres
<b>BUILDING SIZE:</b>	310,000 SF
<b>PARKING:</b>	1,100 parking spaces

## PROPERTY DESCRIPTION

Introducing 701 Grant Ave., Kingston, NY, 12401 – a premier commercial property offering a robust infrastructure for today's changing space needs. Equipped with an uninterruptible power source, redundant fiber, and high-powered electrical infrastructure, this space is tailored to support back-office, disaster recovery, or mission-critical facilities. Supplemental data room cooling and a pad site for a backup generator ensure seamless operations. Storage/flex spaces are also available.

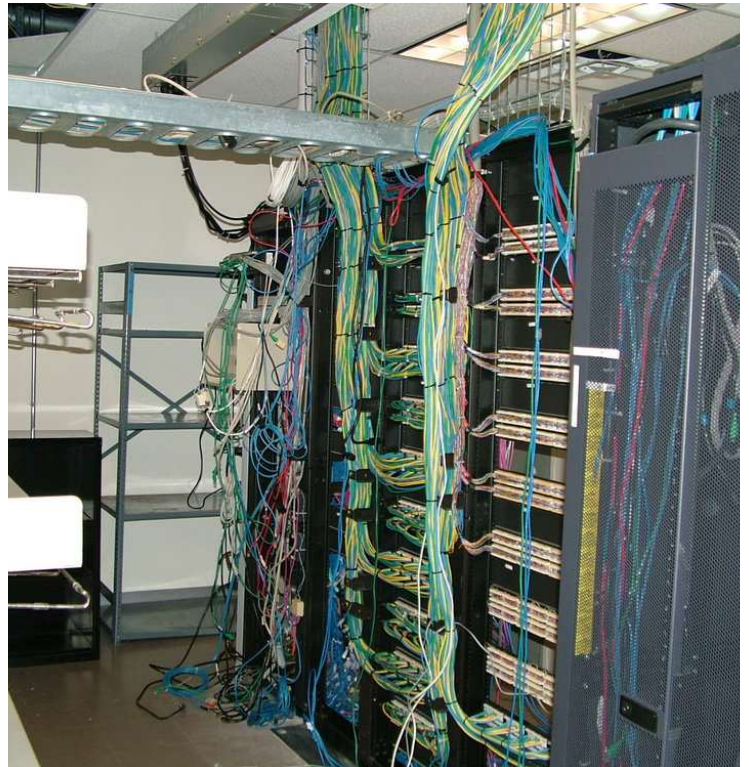
## PROPERTY HIGHLIGHTS

- Space for most uses to accommodate many uses
- Suitable for today's shifting space needs
- - Support for back-up, disaster recovery, or mission-critical facilities
- - Supplemental data room cooling for optimal performance

### THOMAS COLLINS

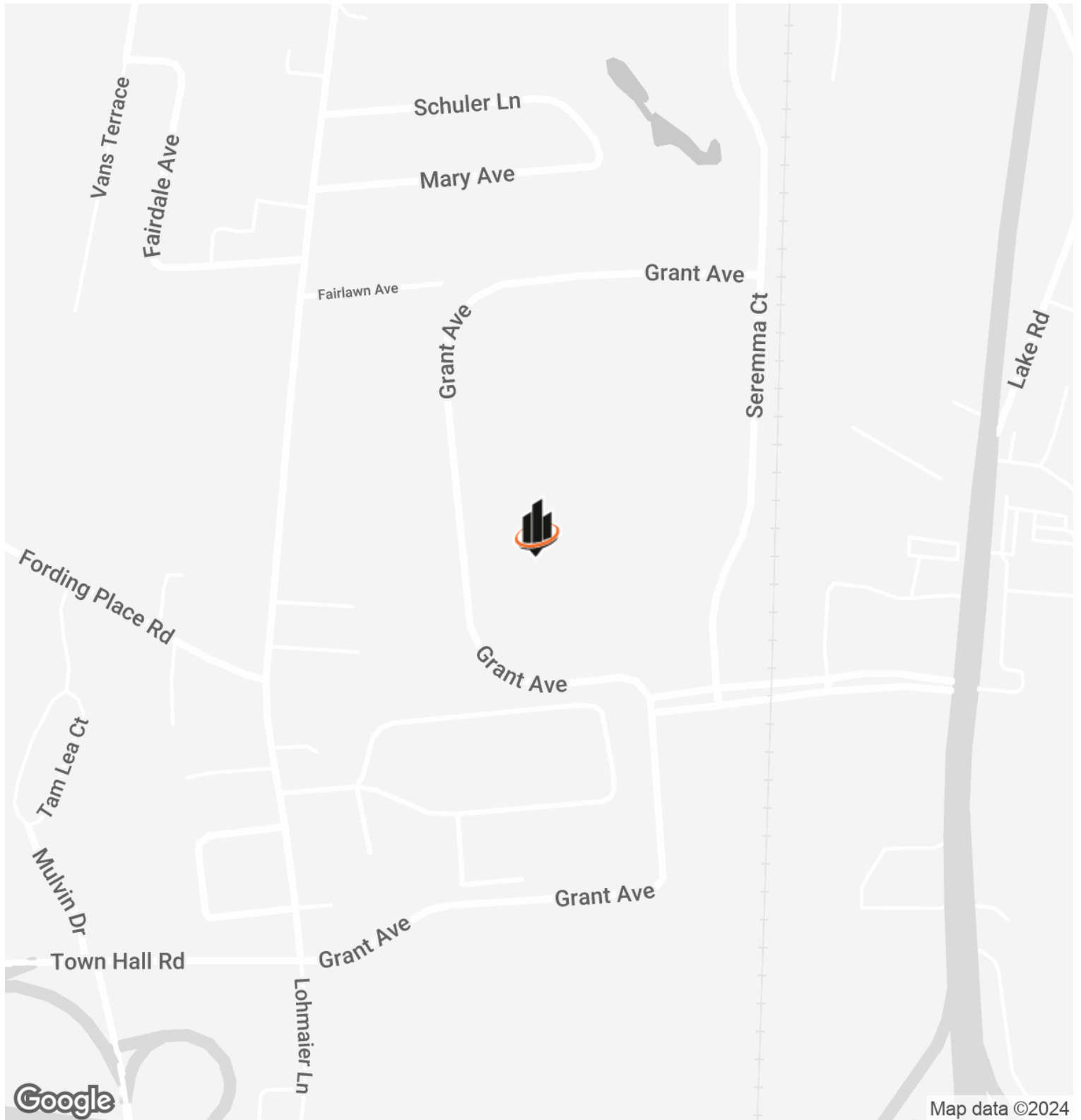
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## OPEN FLOOR PLAN WITH WORKSTATIONS



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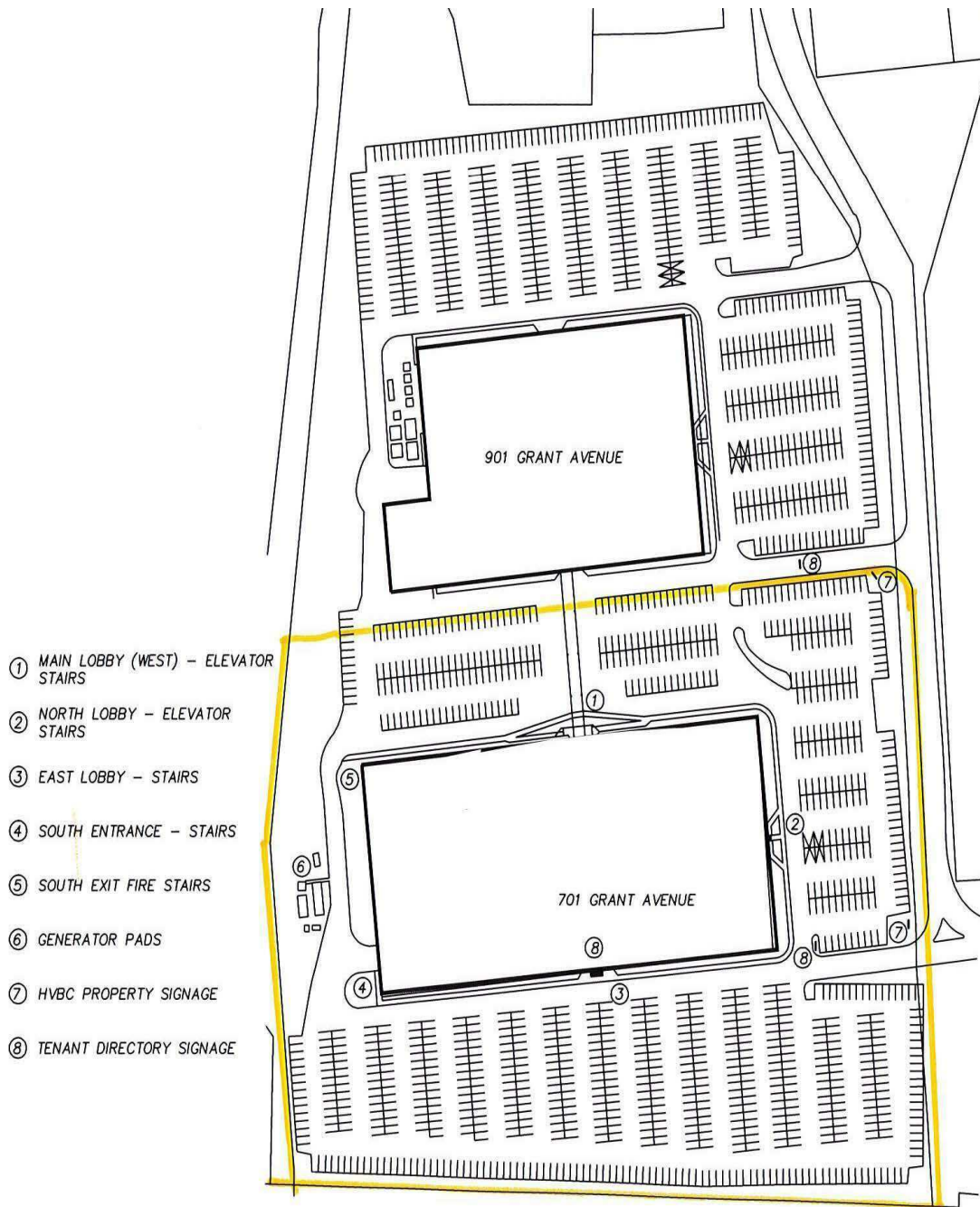
# LOCATION MAP



## THOMAS COLLINS

O: 845.339.9100 x11  
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# SITE PLAN



- ① MAIN LOBBY (WEST) - ELEVATOR STAIRS
- ② NORTH LOBBY - ELEVATOR STAIRS
- ③ EAST LOBBY - STAIRS
- ④ SOUTH ENTRANCE - STAIRS
- ⑤ SOUTH EXIT FIRE STAIRS
- ⑥ GENERATOR PADS
- ⑦ HVBC PROPERTY SIGNAGE
- ⑧ TENANT DIRECTORY SIGNAGE



## 1 MASTER SITE PLAN

SCALE: N.T.S.

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## ADVISOR BIO 1



### THOMAS COLLINS

Managing Director

thomas.collins@svn.com

Direct: **845.339.9100 x11** | Cell: **845.706.4691**

NY #10491205234

### PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

### MEMBERSHIPS

Commercial and Investment Real Estate Institute  
New York Commercial Association of Realtors

#### SVN | Deegan-Collins Commercial Realty

411 Washington Ave. Suite 201  
Kingston, NY 12401  
845.339.9100

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