

# FOR SALE - \$1,500,000

## 1851 ROUTE 9H, Hudson, NY

### Office / Warehouse - 10.81 Acres



## Property Details

|                 |                         |
|-----------------|-------------------------|
| Sale Price:     | \$1,500,000             |
| Building SF:    | ~ 29,500 SF             |
| Office SF:      | ~ 3,000 SF              |
| Warehouse SF:   | ~ 26,500 SF             |
| Parking:        | 50+ Vehicles            |
| Ceiling Height: | 8' Ofc - 10' - 16' Whse |
| Power:          | 1200 Amp 3-Phase        |
| At Grade Doors: | 8x8 - 12x12 (10 Total)  |
| Frontage:       | 266 Feet                |
| Heating:        | Baseboard & Ductless    |
| Cooling:        | Ductless                |
| Water:          | Private Well            |
| Sewer:          | Septic                  |
| Taxes:          | \$36,907 Annually       |
| Tax ID:         | 73.00-3-76              |

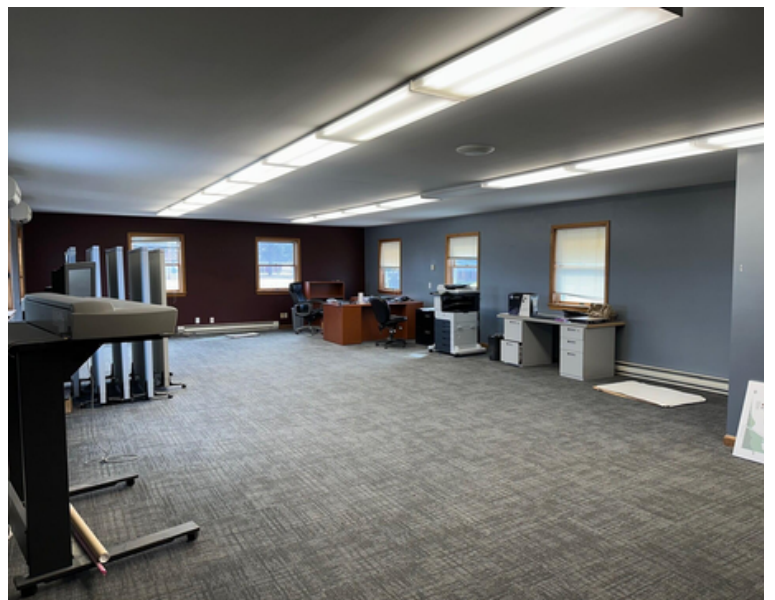
## Property Overview

Versatile mixed-use industrial property featuring a 2-story modern office component that seamlessly transitions into a spacious, open manufacturing facility. The warehouse offers flexible functionality with varying ceiling heights, ideal for a range of industrial, fabrication, or storage uses. The site also offers ample outdoor storage, making it an excellent fit for contractors, construction, or excavation businesses.

Situated on a highly visible corridor with 266 feet of frontage on Route 9H, the property provides easy accessibility and exposure. Excess land offers future expansion potential, adding long-term value for owner-users or investors.

Deed restrictions apply - Contact LBO for details. Listing Broker must be present for all showings.

# Interior



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Exterior



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