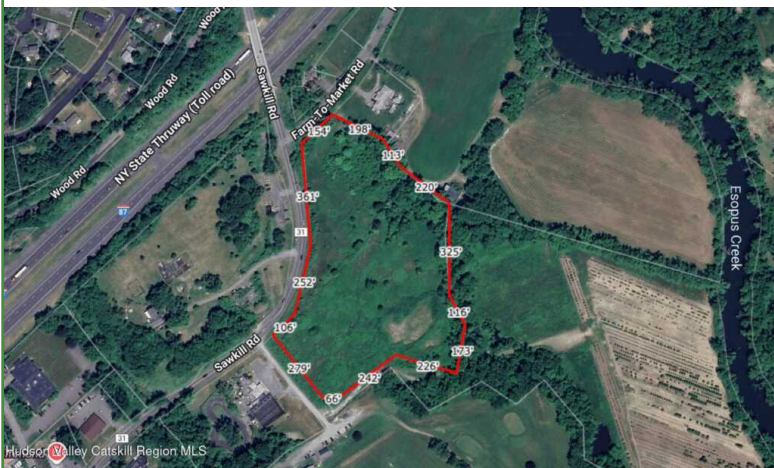




220 Sawkill Road

Kingston, NY 12401

For Lease: \$5,000 Per Month

Type:	Single Family
MLS#:	20263873
Square Footage:	0
Taxes:	\$4,195
Year Built:	2026

Prime commercial development opportunity now available at 220 Sawkill Road, Kingston, NY. This exceptional 7.5± acre site is offered as a NNN ground lease at FIVE THOUSAND DOLLARS per month, providing an outstanding opportunity for developers, investors, or end users seeking a highly accessible location in the Hudson Valley. The property is also listed for sale and would be delivered with approved plans for approximately 35,000 square feet of commercial development, currently designed as two buildings totaling 8,000 SF and 27,500 SF. The approved plans can be modified to accommodate a tenant's specific operational needs, including office, warehouse, flex, distribution, light industrial, or mixed commercial uses. The proposed layout also includes the potential for 50+ parking spaces. In addition to the approved development footprint, the property offers air rights equivalent to approximately two additional acres, presenting future expansion potential, subject to municipal approvals. Strategically located just minutes from New York State Thruway Exit 19, the site provides exceptional regional connectivity with immediate access to Routes 209, 199, 28, and 9W, as well as the Kingston-Rhinecliff Bridge. The location is approximately 90 minutes from the George Washington Bridge, 40 minutes to Interstate 84, and less than one hour to New York's Capital Region, making it an ideal hub for regional commercial operations. This is a rare opportunity to secure a well-positioned development site through a long-term NNN ground lease, allowing tenants to customize improvements while benefiting from a premier Ulster County location.

Listing Details

Asking Price: \$5,000 Per Month	Taxes: \$4,195	Status: Active
Type: Single Family	MLS ID: 20263873	Last Update: 7/10/2026
Added: 57 Day(s) Ago		

Property Details

Address: 220 Sawkill Road	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bathrooms: 0
Year Built: 2026		

Location Details

Lot Size: 7.5 Acres	Water Front: No	Water Access: No
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School Details

School District: Kingston

Heating, Cooling, & Utility Details

Water Type: Public	Sewer Type: Septic Needed
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Broker Details

Rand Commercial	Philip F Kelly
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