



### MARBLETOWN

2452 Lucas Turnpike, High Falls, NY, 12440

<https://stevhubbardrealestate.com>

**\$1,200**

Office Space for rent in the High Falls Business Park. This excellent opportunity offers 800 sqft of office space with so many upgrades. The space offers 3 separate rooms and a brand new private bathroom. It also offers brand new commercial carpet, LED overhead lighting, new mini split units for heating/cooling, new insulation for sound proofing, new thermal pane windows, as well as insulated ceiling tiles for efficiency. Tenant to pay for their own electric and internet. Offered at \$1200 per month. Nothing left to do but sign the lease.

**MLS #:** 20240631

**Listing Category:** Commercial/industrial

**Year built:** 1975

**Basement:**

**Lot/Site:** Rural, Office Park

**Zone:** L1

**Area:** 800 sq ft

**Age:** 41-60

**Other Rooms:** Office

**Commercial Features:** Private Restrooms, Security Light(s)

## INTERIOR FEATURES

**Flooring:** Carpet

**Additional Interior Features:** Office Sqft

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Hot Water:** Electric

**Heating Fuel:** Electric

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot

**Lot Dimensions:** -

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** From 209 In Stone Ridge, Left On 213, Right On Lucas, Property Will Be On Right. No Sign

**LISTED BY**

**Office Name:** Exp Realty

**Agent 2 First Name:** Stephanie

**Agent Last Name:** Way

**Post Updated:** 2024-03-16 00:56:26



**CALL US NOW**

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