



WAREHOUSE, REFRIGERATION, & STORAGE

195 HUDSON STREET, CORNWALL-ON-HUDSON, NY 12520



**NEARBY
WEST POINT**

WAREHOUSE AND SHIPPING

ADDRESS: NY Route 218
195 Hudson Street
Cornwall-On-Hudson, NY 12520

LOCATION: US Route 9W - (3 Minutes / 1.1 Miles)
Interstate 84 - (19 Minutes / 6.4 Miles)
Interstate 87 - (NYS Thruway) (23 Minutes / 8.7 Miles)
Newburgh-Beacon Bridge - (16 Minutes / 7.9 Miles)
Bear Mountain Bridge - (16 Minutes / 11 Miles)
Woodbury Common Premium Outlets - (20 Minutes / 12 Miles)

FRONTAGE: 281' - Hudson Street (NY Rte 218)
297' - Payson Road

BUILDING SIZE: 54,854 ± SF

AVAILABLE SPACE: 30,000 ± SF Warehouse
(Includes 2,500 SF Office Space)

ZONING: SR, CBS Overlay District

TRAFFIC COUNT: 23,945 AADT - (Nearby Rte 9W)

ASKING PRICE: Lease: \$12 / SF Modified Gross
Includes Taxes + CAM
Sale: Available Upon Request



PROPERTY OVERVIEW:

CR Properties Group is pleased to offer For Lease a Food Distribution and Storage Building on 195 Hudson Street, Cornwall-on-Hudson, NY 12520 (NY Route 218). This Building includes 22,500 ± SF of Warehouse, 7,500 ± SF of Refrigeration / Freezer Space and 2,500 ± SF of Office Space. Nearby Interstate 84 is 19 minutes / 6.4 miles away and Interstate 87 (NYS Thruway) is 23 minutes / 8.7 miles away. There is 297' of frontage on Payson Road. Inside are four overhead doors (two drive-ins and two truck loading docks). Located in the Lower Hudson Valley Region of New York State.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Mark Cuatt
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OFFICE SPACE, RECEPTION AREA WAITING ROOM, OFFICE DESKS, BREAK ROOM

2,500 ± SF OF OFFICE SPACE



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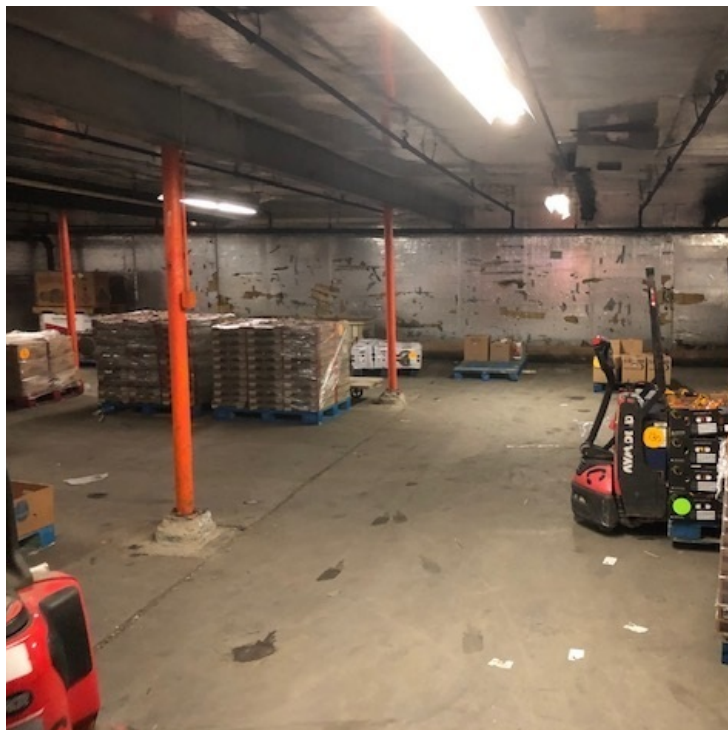
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COLD REFRIGERATION, STORAGE

VARIABLE CEILING HEIGHTS (10-16')

7,500 ± SF REFRIGERATION / FREEZER SPACE



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EXTENSIVE DRY STORAGE SPACE TWO DRIVE-INS & TWO TRUCK LOADING DOCKS

22,500 ± SF WAREHOUSE / STORAGE SPACE



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INTERSTATE 84 - (19 MINUTES / 6.4 MILES)
INTERSTATE 87 (NYS THRUWAY) - (23 MINUTES / 8.7 MILES)

WOODBURY COMMON PREMIUM OUTLETS - 20 MINUTES AWAY



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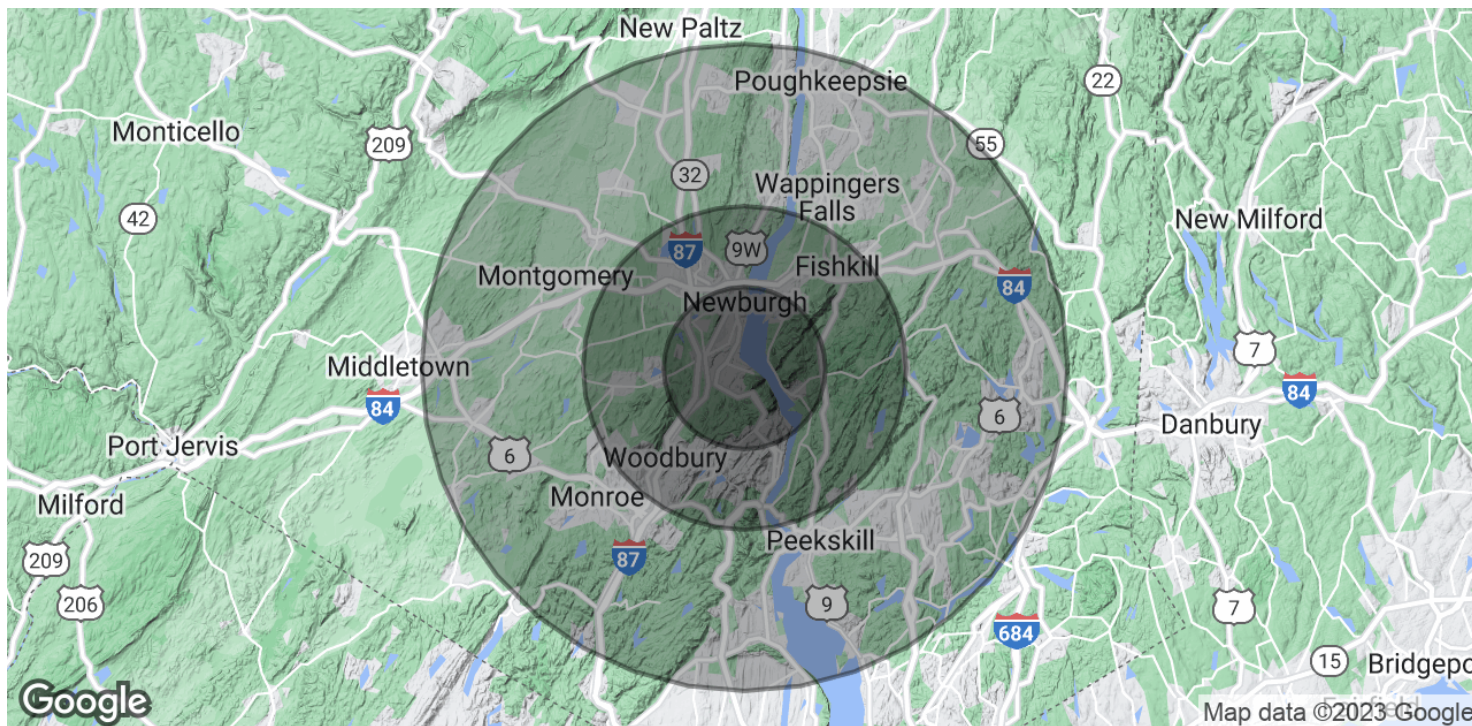
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD, & INCOME

LOWER HUDSON VALLEY REGION OF NEW YORK STATE



POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	74,209	190,241	772,173
Average Age	37.7	39.3	40.7
Average Age (Male)	35.7	37.4	39.3
Average Age (Female)	39.9	40.6	41.7

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	31,077	75,727	294,157
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$81,481	\$94,041	\$107,536
Average House Value	\$227,051	\$271,590	\$323,725

* Demographic data derived from 2020 ACS - US Census



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