



INDUSTRIAL COMPLEX

NYS ROUTE 9G, 46 & 68 VIOLET AVENUE, POUGHKEEPSIE, NY 12601



MANUFACTURING / WAREHOUSE / DISTRIBUTION

ADDRESS: NYS Route 9G
46 & 68 Violet Avenue
Poughkeepsie, NY 12601

ACREAGE: 11.00 ± Acres - 46 Violet
0.34 ± Acres - 68 Violet
11.34 ± Acres - Total

BUILDING SIZE: 115,000 ± SF Available

FEATURES: 4 Interior Loading Docks
20' x 140' Outdoor Platform
Central Water, Sewer & Gas

ZONING: IH, Heavy Industrial

UTILITIES Central Gas & Electric
Water & Sewer
Fire Sprinkler

ASKING PRICE: Sale \$8,750,000
Lease: \$10 Per SF, Modified Gross

PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale & lease a large industrial complex located on NYS Route 9G in Poughkeepsie. The property is equipped with 4 interior loading docks, a 20' x 140' outdoor platform, and a 20' garage bay with an overhead door. The site has central water, sewer, gas, electric, and a sprinkler system. Fenced outdoor storage possible. Demand generators include Dutchess Community College, MidHudson Regional Hospital, Vassar Brother Medical Center, and Marist College.

LOCATION OVERVIEW

Expansion on subject property 11.34 Acres; zoning calls for 30% maximum lot coverage, 90% impervious surface

NYS Route 9G, Feeder Road

Mid-Hudson Bridge - (6 Minutes / 2.8 Miles)
Interstate 87 - (24 Minutes / 12 Miles)
Interstate 84 - (31 Minutes / 15 Miles)
Kingston-Rhinecliff - (29 Minutes / 20 Miles)
Rip Van Winkle Bridge - (50 Minutes / 37 Miles)
Traffic Count: NYS Route 9G @ Pendell Rd - 11,248 AADT



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:

Thomas M. Cervone
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HUDSON VALLEY POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE, INTERSTATE 84, INTERSTATE 87, TSP



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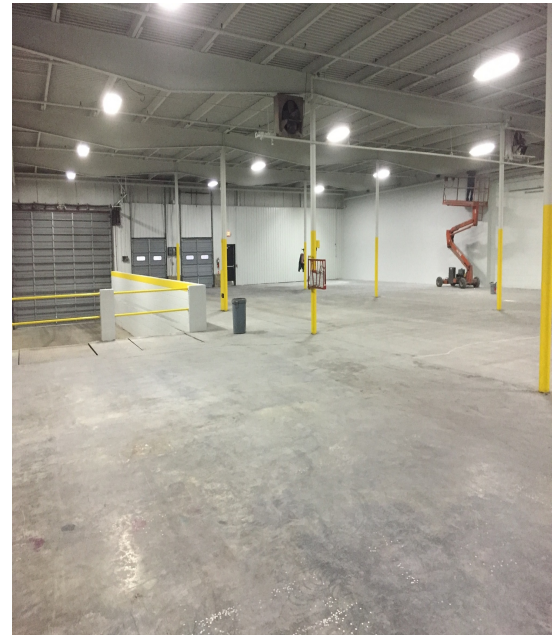
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NYS ROUTE 9G, FEEDER ROAD

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MARIST COLLEGE, SUNY DUTCHESS, CIA, BARD, VASSAR BMC, MIDHUDSON REGIONAL



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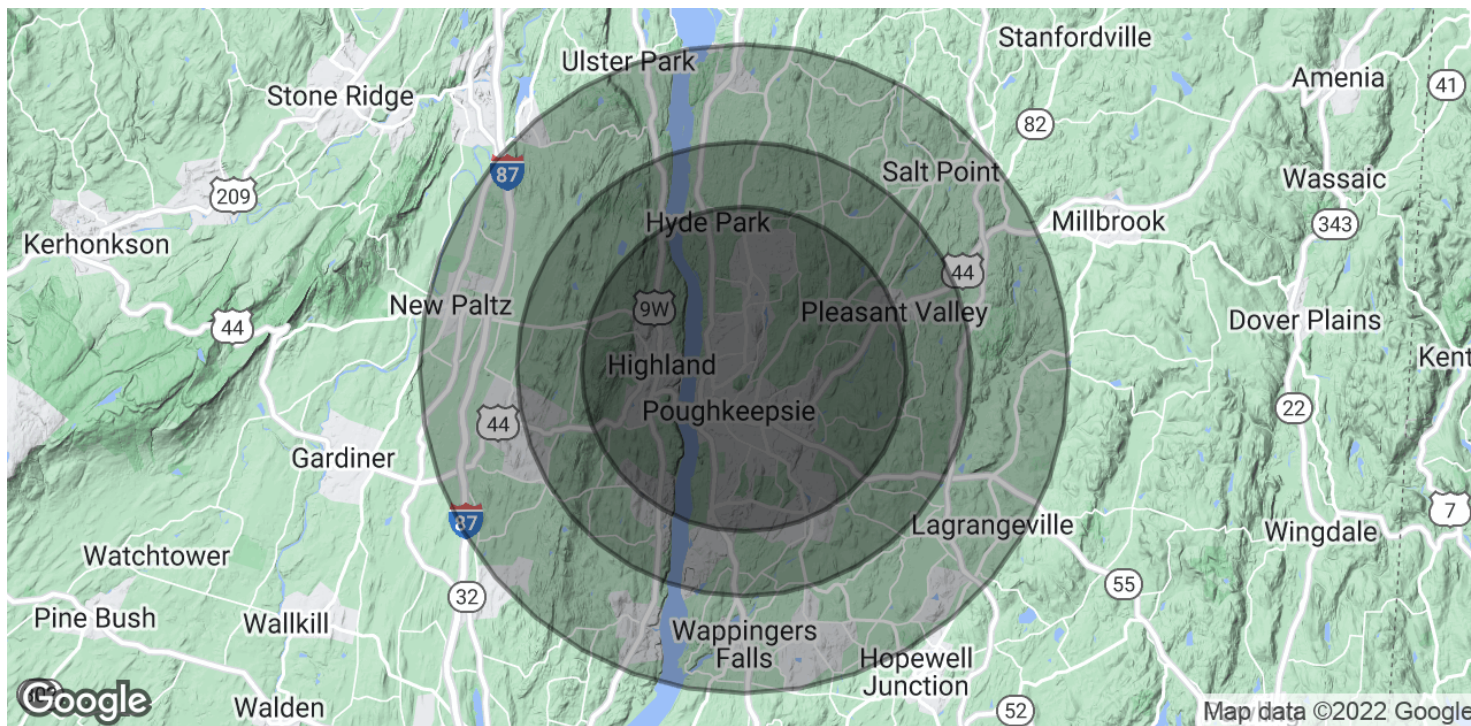
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	91,389	120,443	185,899
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.8
Average Age (Female)	41.3	42.3	43.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,290	50,063	76,217
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,845	\$91,450	\$94,362
Average House Value	\$214,199	\$232,812	\$251,126

* Demographic data derived from 2020 ACS - US Census



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