



# WAREHOUSE SPACES FOR SALE / LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590



## WAREHOUSE, FLEX SPACE, DISTRIBUTION

**ADDRESS:** NYS Route 376  
72 Airport Drive  
Wappingers Falls, NY 12590

**LOCATION:** Interstate 84, Exit 46 - 14 Minutes  
Taconic State Parkway - 12 Minutes  
Mid-Hudson Bridge - 18 Minutes  
Newburgh Beacon Bridge - 20 Minutes

**SPACES AVAILABLE:** Unit 1-3: 1,964 SF  
Unit 1-4: 2,779 SF

**ASKING PRICE:**

Lease Price: \$3,750 Per Month, Includes CAM & Taxes  
Sale: \$375,000 Per Unit  
\$750,000 Combined



**PROPERTY OVERVIEW**

CR Properties Group, LLC is pleased to offer Two spaces For Lease / Sale on 72 Airport Drive, Wappingers Falls, NY 12590. This Location is across the street (NYS Route 376, New Hackensack Road) from Dutchess County Airport, 14 Minutes from Interstate 84, Exit 46, 12 Minutes from the Taconic State Parkway, 18 Minutes from the Mid-Hudson Bridge, and 20 Minutes from the Newburgh Beacon Bridge. The spaces available are Unit 1-3 (1,964 SF) and Unit 1-4 (2,779 SF).



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

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[tom@crproperties.com](mailto:tom@crproperties.com)





# SUITES AVAILABLE FOR LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590

OFFICE, RETAIL, SERVICE, FLEX SPACE



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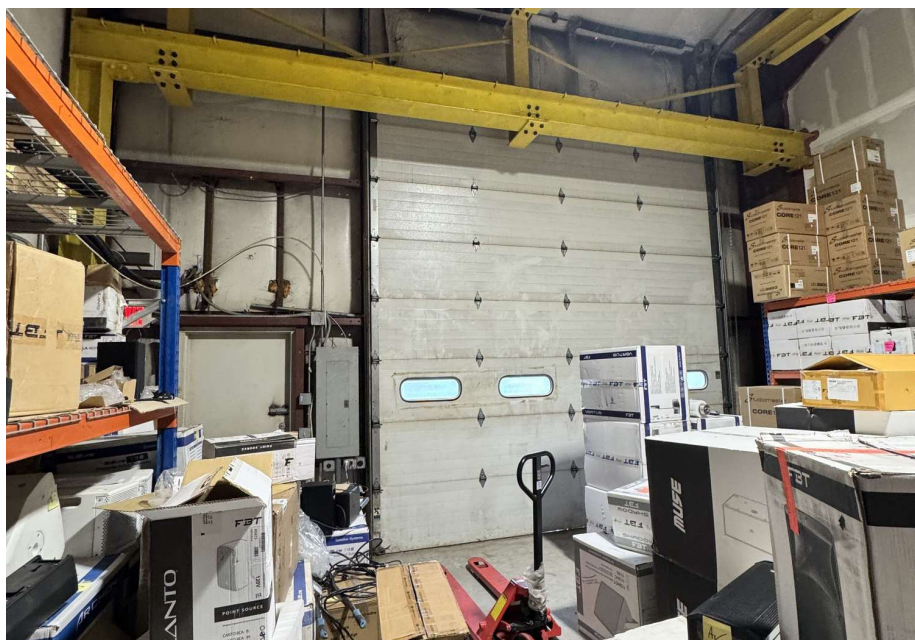
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INTERSTATE 84, EXIT 46 - 14 MINUTES  
TACONIC STATE PARKWAY - 12 MINUTES

DUTCHESS COUNTY AIRPORT ACROSS THE STREET, NYS ROUTE 376



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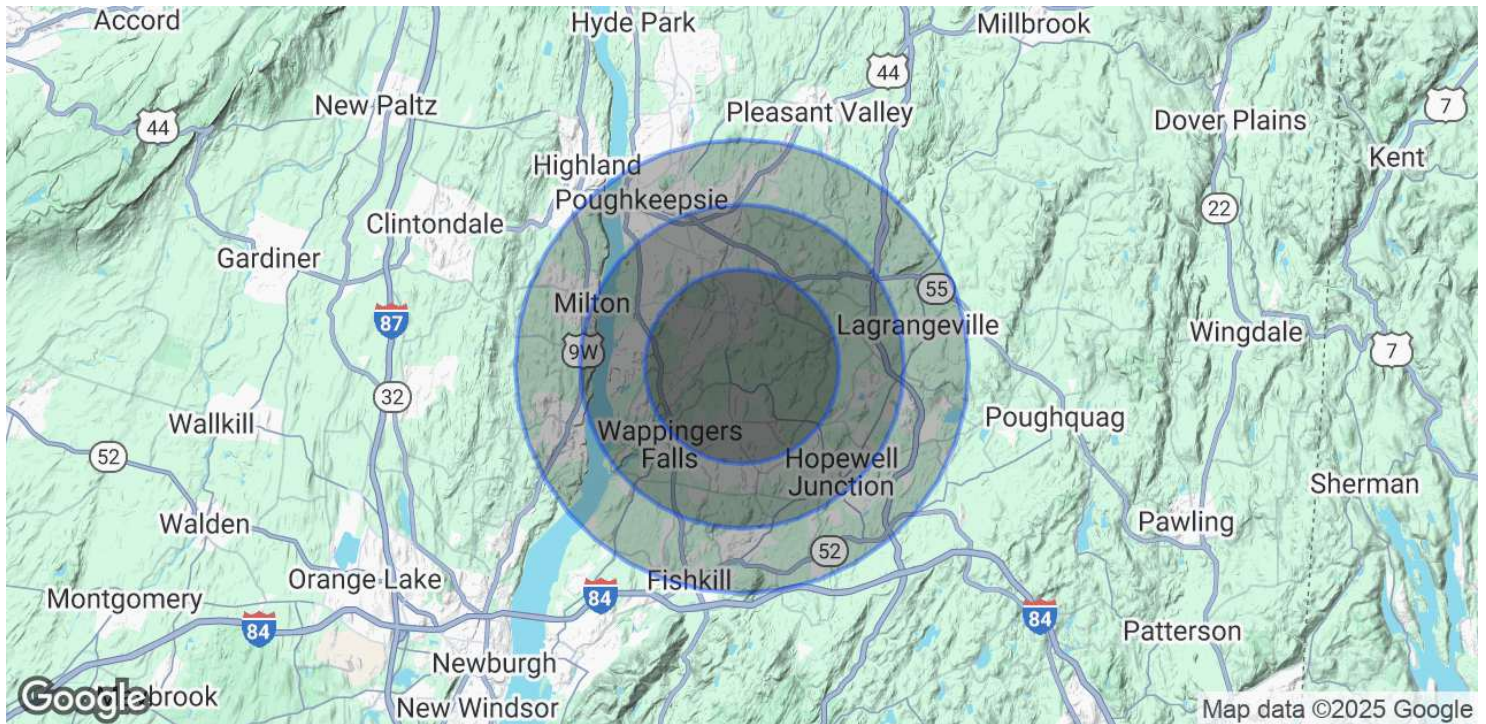




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### HUDSON VALLEY AREA OF NEW YORK STATE



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,851	79,253	153,290
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,102	29,306	58,512
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$157,288	\$150,674	\$135,303
Average House Value	\$451,625	\$425,897	\$402,798

Demographics data derived from AlphaMap



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