



WAREHOUSE / INDUSTRIAL

2436 COUNTY ROUTE 83, PINE PLAINS, NY 12567



CLEAR SPAN CONSTRUCTION - 22' CEILINGS, 1200 AMP

ADDRESS: 2436 CR 83
Pine Plains, NY 12567

LOCATION: **NYS Route 82**
(less than 0.1 Mile)
NY Route 199
(1 Minute / 0.7 Mile)
Taconic State Parkway, Exit 67
(12 Minutes / 7.6 Miles)
Connecticut Border
(17 Minutes / 10 Miles)

LOT SIZE: 4.0 Acres

BUILDING SIZE: 16,800 SF

ZONING: H-MS, Hamlet Main Street

ASKING PRICE: Lease: \$10 Per SF, NNN
Sale: \$1,495,000



PROPERTY OVERVIEW

Pine Plains is a small, picturesque town in northeastern Dutchess County, New York, known for its rural charm and close-knit community. It features rolling hills, farmland, and forests, offering ample opportunities for outdoor activities like hiking and fishing. The town has a rich history dating back to the 18th century, with several historic sites. Local events and businesses contribute to its welcoming atmosphere, and it is served by the Pine Plains Central School District. Pine Plains is also conveniently located near other towns and larger cities, such as Poughkeepsie.



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:

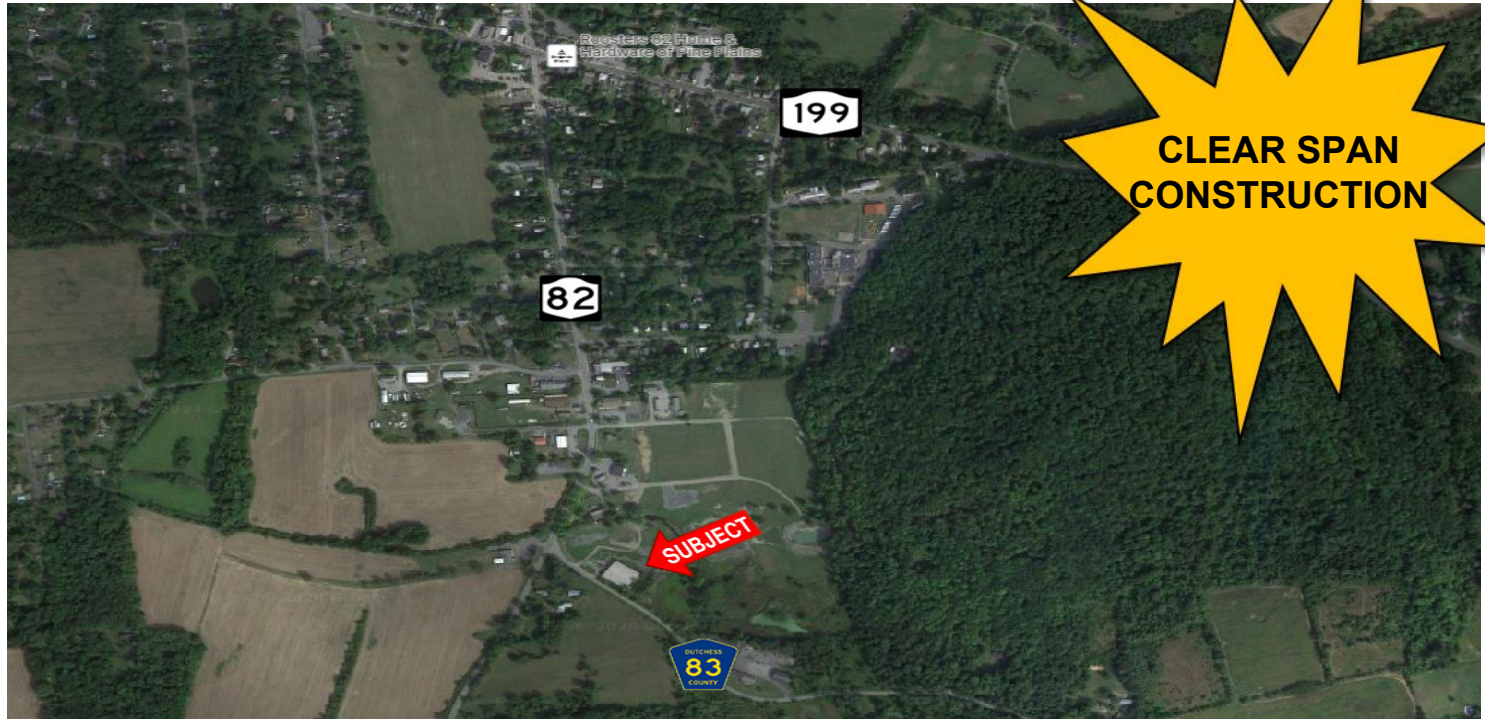
Thomas M. Cervone
845.485.3100
tom@crproperties.com



MANUFACTURING, DISTRIBUTION

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INDUSTRIAL, MANUFACTURING, DISTRIBUTION



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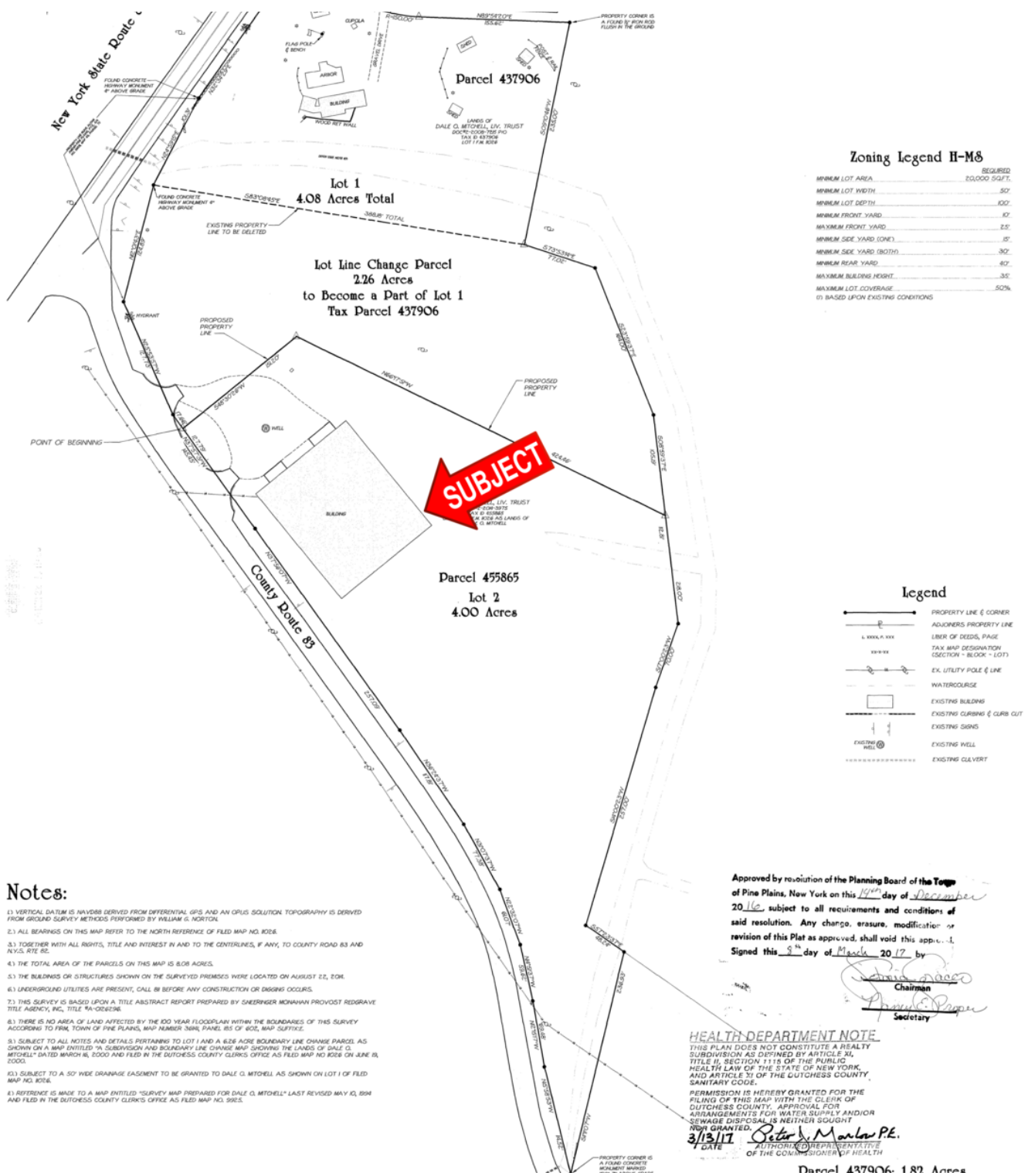


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INTERSTATE 87, EXIT 17 - (56 MINUTES / 51 MILES)
INTERSTATE 90, EXIT 83 - (50 MINUTES / 37 MILES AWAY)
INTERSTATE 84, EXIT 52 - (38 MINUTES / 34 MILES)



Zoning Legend H-M8

REQUIRED	REQUIRED
MINIMUM LOT AREA	20,000 SQ.FT.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD	40'
MINIMUM FRONT YARD	25'
MINIMUM SIDE YARD (ONE)	5'
MINIMUM SIDE YARD (TWO)	30'
MINIMUM REAR YARD	40'
MINIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	50%

(3) BASED UPON EXISTING CONDITIONS

Legend

	PROPERTY LINE @ CORNER
	ADJOINERS PROPERTY LINE
	LIBOR OF DEEDS, PAGE
	TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
	EX. UTILITY POLE & LINE
	WATERCOURSE
	EXISTING BUILDING
	EXISTING CURBING & CURB CUT
	EXISTING SIGNS
	EXISTING WELL
	EXISTING CULVERT

Notes:

- VERTICAL DATUM IS NAVD83 DERIVED FROM DIFFERENTIAL GPS AND AN ORUS SOLUTION. TOPOGRAPHY IS DERIVED FROM BROAD SURVEY METHODS PERFORMED BY WILLIAM G. HORTON.
- ALL BEARINGS ON THIS MAP REFER TO THE NORTH REFERENCE OF FILED MAP NO. 8026.
- TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST IN AND TO THE CENTERLINE, IF ANY, TO COUNTY ROAD 83 AND N.Y.S. RTE 82.
- THE TOTAL AREA OF THE PARCELS ON THIS MAP IS 8.08 ACRES.
- THE BUILDINGS OR STRUCTURES SHOWN ON THE SURVEYED PREMISES WERE LOCATED ON AUGUST 22, 2011.
- UNDERGROUND UTILITIES ARE PRESENT, CALL BE BEFORE ANY CONSTRUCTION OR DIGGING OCCURS.
- THIS SURVEY IS BASED UPON A TITLE ABSTRACT REPORT PREPARED BY SNEZINGER MONAHAN PROVOST REDGRAVE TITLE AGENCY, INC., TITLE #A-002626.
- THERE IS NO AREA OF LAND AFFECTED BY THE 100 YEAR FLOODPLAIN WITHIN THE BOUNDARIES OF THIS SURVEY ACCORDING TO PINE TOWN OF PINE PLAINS, MAP NUMBER 2008, PANEL 85 OF 102, MAP SUFFIX.
- SUBJECT TO ALL NOTES AND DETAILS PERTAINING TO LOT 1 AND A 626 ACRE BOUNDARY LINE CHANGE PARCEL AS SHOWN ON A MAP ENTITLED "A SUBDIVISION AND BOUNDARY LINE CHANGE MAP SHOWING THE LANDS OF DALE G. MITCHELL" DATED MARCH 16, 2000 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 8026 ON JUNE 19, 2000.
- SUBJECT TO A 50' WIDE DRAINAGE EASEMENT TO BE GRANTED TO DALE G. MITCHELL AS SHOWN ON LOT 1 OF FILED MAP NO. 8026.
- REFERENCE IS MADE TO A MAP ENTITLED "SURVEY MAP PREPARED FOR DALE G. MITCHELL" LAST REVISED MAY 12, 2014 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 9925.

Approved by resolution of the Planning Board of the Town of Pine Plains, New York on this 19th day of December 2016, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of this Plat as approved, shall void this approval. Signed this 8th day of March 2017 by

[Signature]
Chairman

[Signature]
Secretary

HEALTH DEPARTMENT NOTE
 THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 24, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE VI OF THE DUTCHESS COUNTY SANITARY CODE.
 PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.
 3/13/17
 DATE
[Signature]
 AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

Parcel 437906: 1.82 Acres



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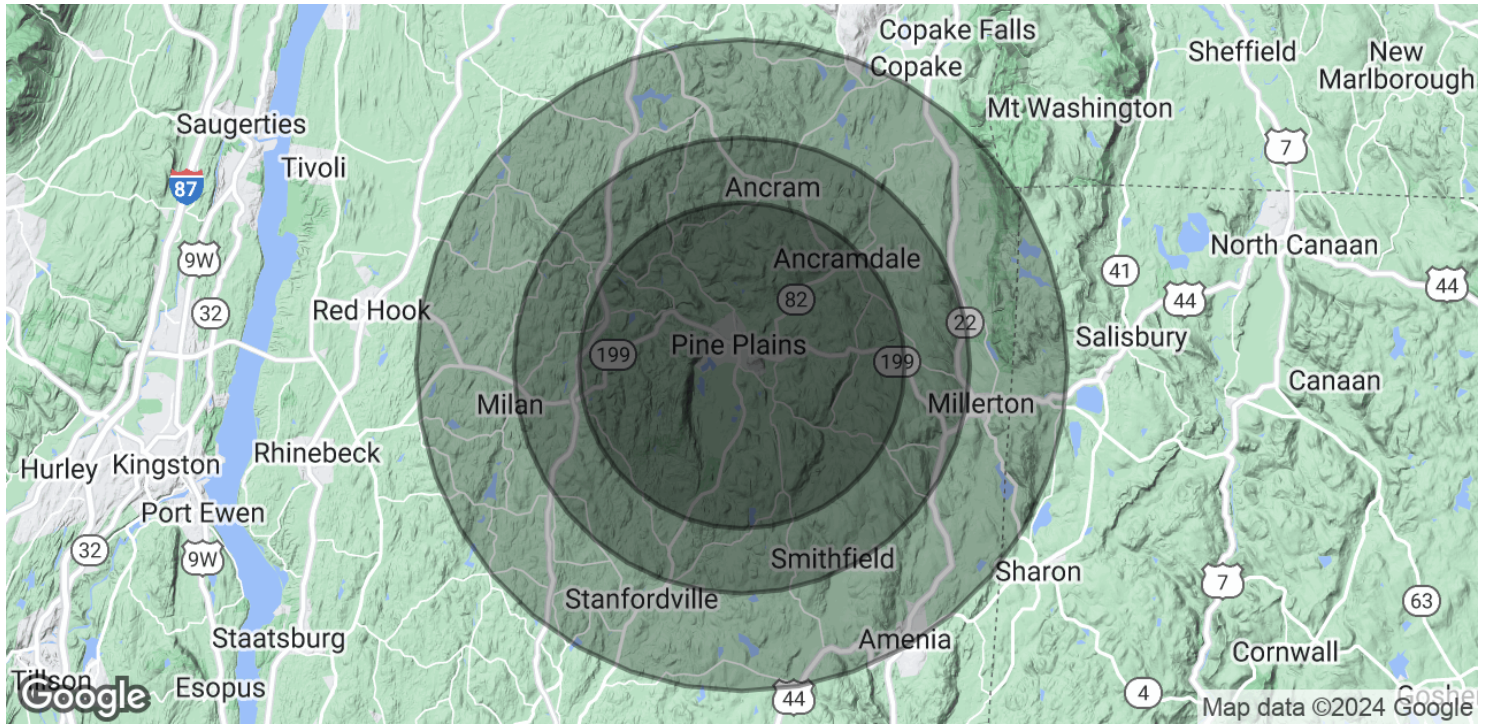
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY: EASTERN DUTCHESS COUNTY & CONNECTICUT



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	3,943	7,160	20,246
Average Age	47	47	47
Average Age (Male)	47	47	46
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	1,729	3,106	8,595
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$127,898	\$139,119	\$142,596
Average House Value	\$486,935	\$537,469	\$561,614

Demographics data derived from AlphaMap



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