



SPECIAL PURPOSE PROPERTY FOR SALE

EDUCATION PROPERTY FOR SALE

260 BOARDMAN RD, POUGHKEEPSIE, NY 12603

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BERKSHIRE HATHAWAY
HomeServices

Hudson Valley Properties



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PROPERTY INFORMATION / 3



PRIVATE SCHOOL PROPERTY FOR SALE

260 BOARDMAN RD, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,800,000
Building Size:	80,635 SF
Lot Size:	34 Acres
Price / SF:	\$121.54
Zoning:	IN - Institutional
Market:	New York
Submarket:	Hudson Valley

PROPERTY OVERVIEW

This incredible ±34.17-acre property, previously an IBM research and briefing center and now the location of an independent private day school, features 80,635 sqft of learning space distributed across two buildings and recreational fields. The property also boasts solar panels to assist with energy efficiency and a cellular tower lease that produces income.

The buildings offer a wide range of room types, from standard classrooms and science labs to specialty rooms for the arts and libraries. They also include a 300-seat theater, indoor basketball court, kitchen, cafeteria, and more. The permitting zoning includes, but is not limited to, education, training centers, hospitals, clinics, laboratories, medical facilities, libraries, offices, and schools.

LOCATION OVERVIEW

This Dutchess County property is centrally located in the beautiful Hudson Valley, surrounded by a tremendous workforce and educational base. The transportation options available via I-84 and I-87, Stewart International Airport, Metro-North, and Amtrak make it a highly desirable area, allowing businesses to support local, regional, and global operations.

Local industries include advanced manufacturing, education, health sciences, information technology, logistics, food and beverage manufacturing, and agricultural businesses. Notable educational institutions and businesses in the area include Vassar College, the Culinary Institute of America, Bard College, Marist College, IBM, Dorsey, ON Semiconductor, Nuvance Health, GAP, Amazon, and Frito-Lay.



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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Nestled within ±34.17 acres of scenic landscape, this property boasts two main buildings with a combined area of 80,635 sqft. Currently serving as an independent private day school, it was once home to an IBM research and briefing center. The layout is optimized for educational purposes and could easily be transformed into a corporate training center, office space, laboratory, or medical facility.

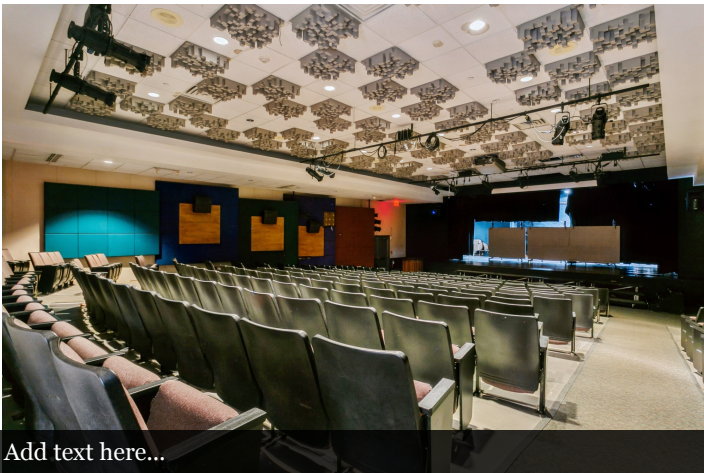
The Kenyon House, a Mediterranean-style former mansion spanning 24,510 square feet, is located adjacent to the athletic fields and green spaces. It comprises standard and specialty classrooms, a library, and administrative offices. The three-story building with a walkout basement is primarily used by upperclassmen and the administrative class. It is fully air-conditioned and equipped with a full wet sprinkler system, elevator, and underwent several renovations, the latest being in 2013 when the music room was upgraded.

The Gilkeson Center spans 56,125 square feet and houses the campus's 300-seat performing arts theater, indoor basketball court, library, kitchen and dining hall, and a combination of classrooms, offices, and specialty science, art, dance, and music rooms. The building is also fully air-conditioned and has a wet sprinkler system throughout, except in the gym. Significant renovations were completed in 2011 and 2012, enhancing the atrium, classrooms, and main learning center.

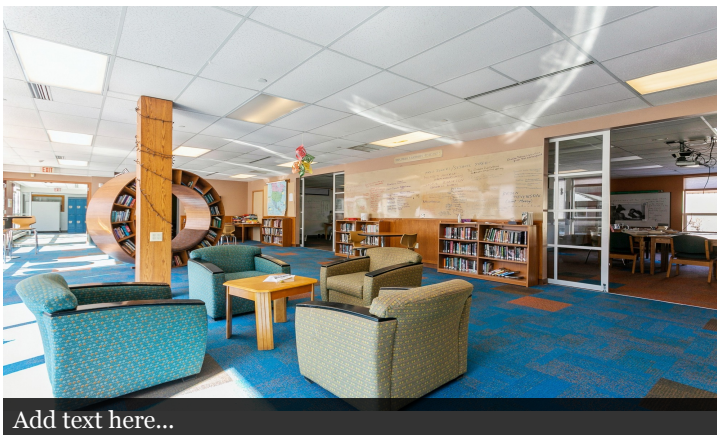
The property features multiple recreational fields designed for baseball and soccer, a basketball court, and a playground. Additionally, solar panels help offset the electricity usage of the Gilkeson Center, while a leased cell tower generates additional income from a corner of the property.

There are three designated parking areas with ample parking spaces - 119 paved spots and 30 gravel spots - totaling 149 spaces.

Permitting zoning allows for various uses, including education, training centers, hospitals, clinics, laboratories, medical facilities, libraries, offices, and schools.



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ADDITIONAL PHOTOS





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LOCATION INFORMATION

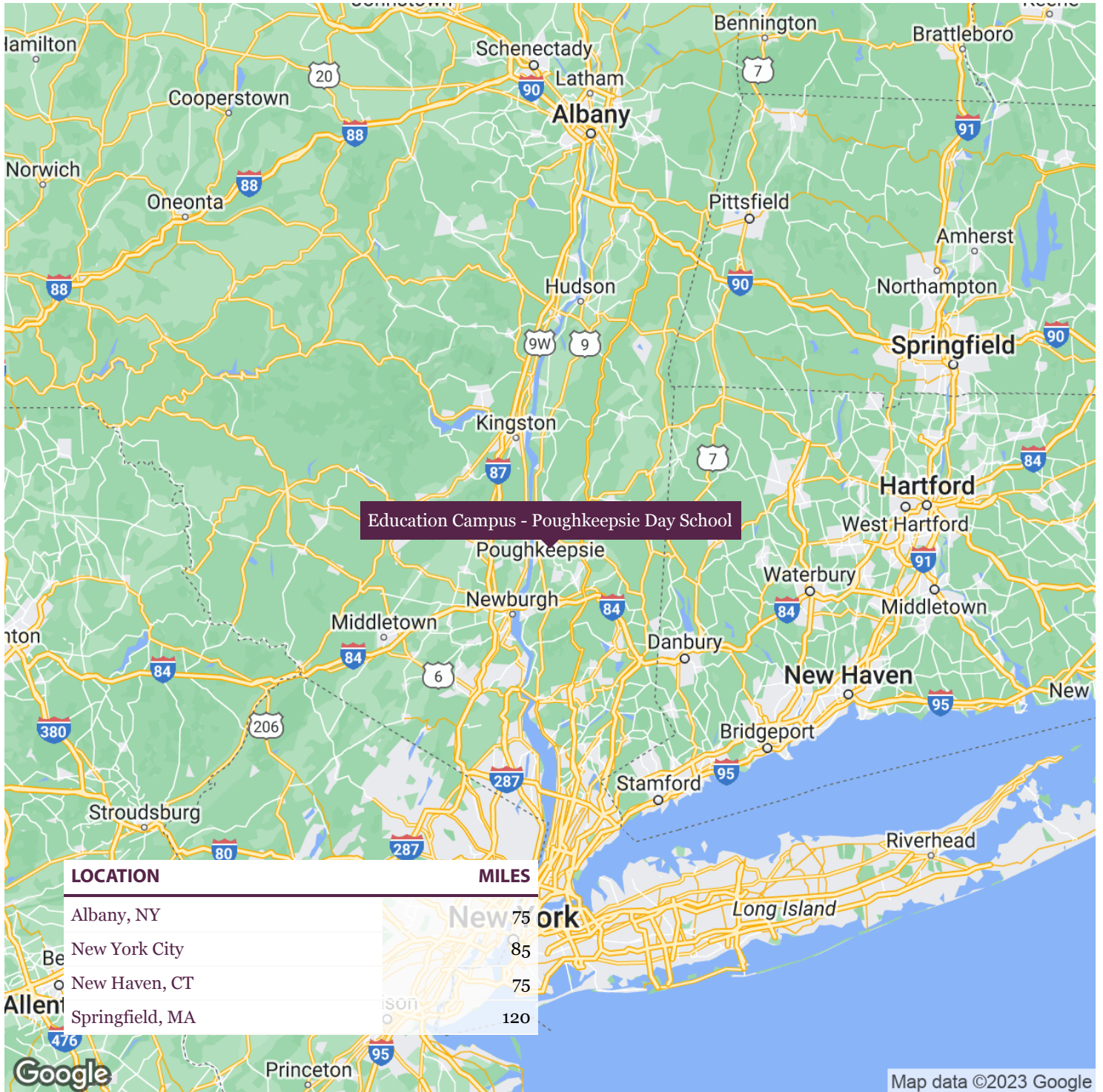
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PRIVATE SCHOOL PROPERTY FOR SALE

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REGIONAL MAP





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LOCATION MAP

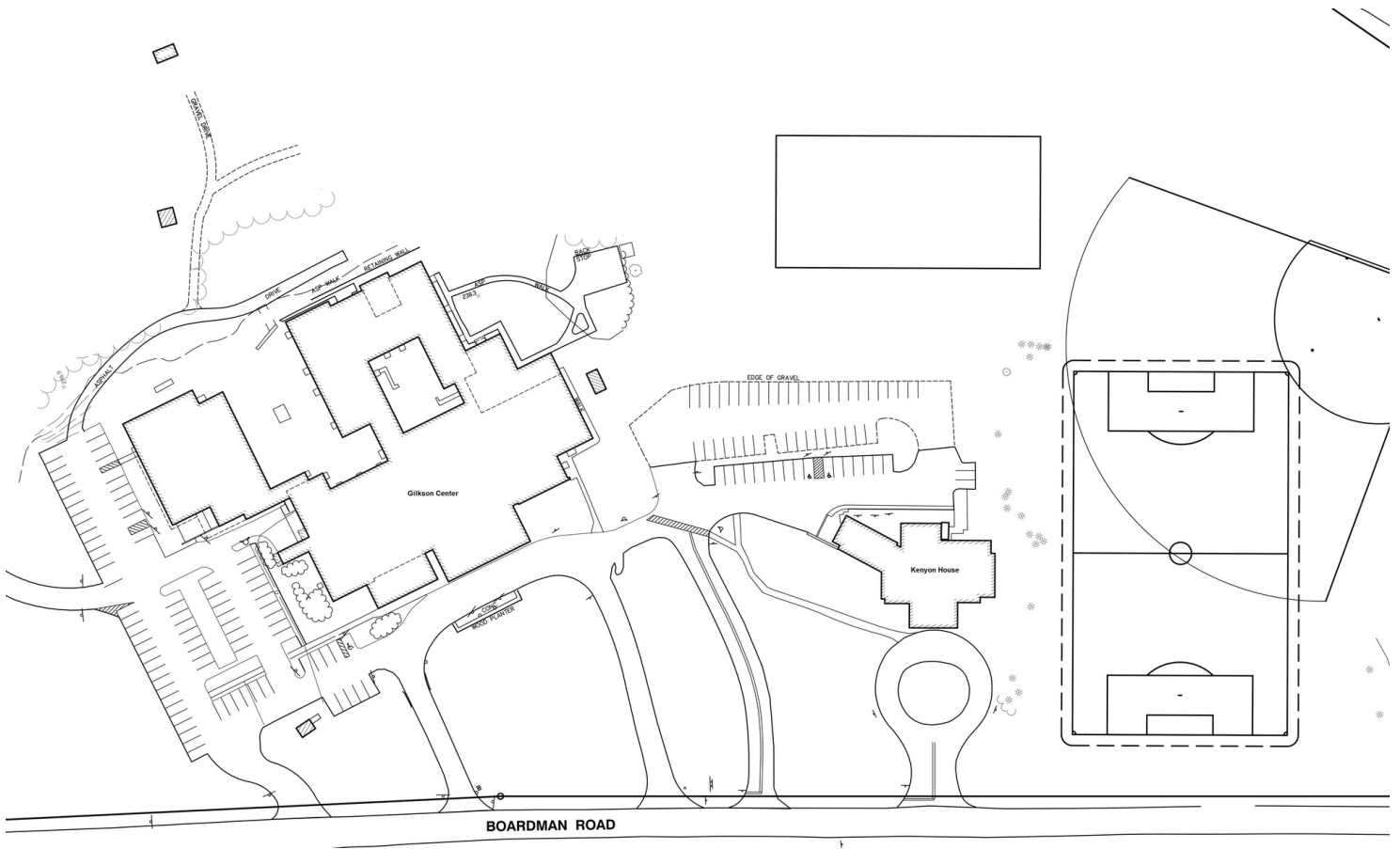




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SITE PLANS

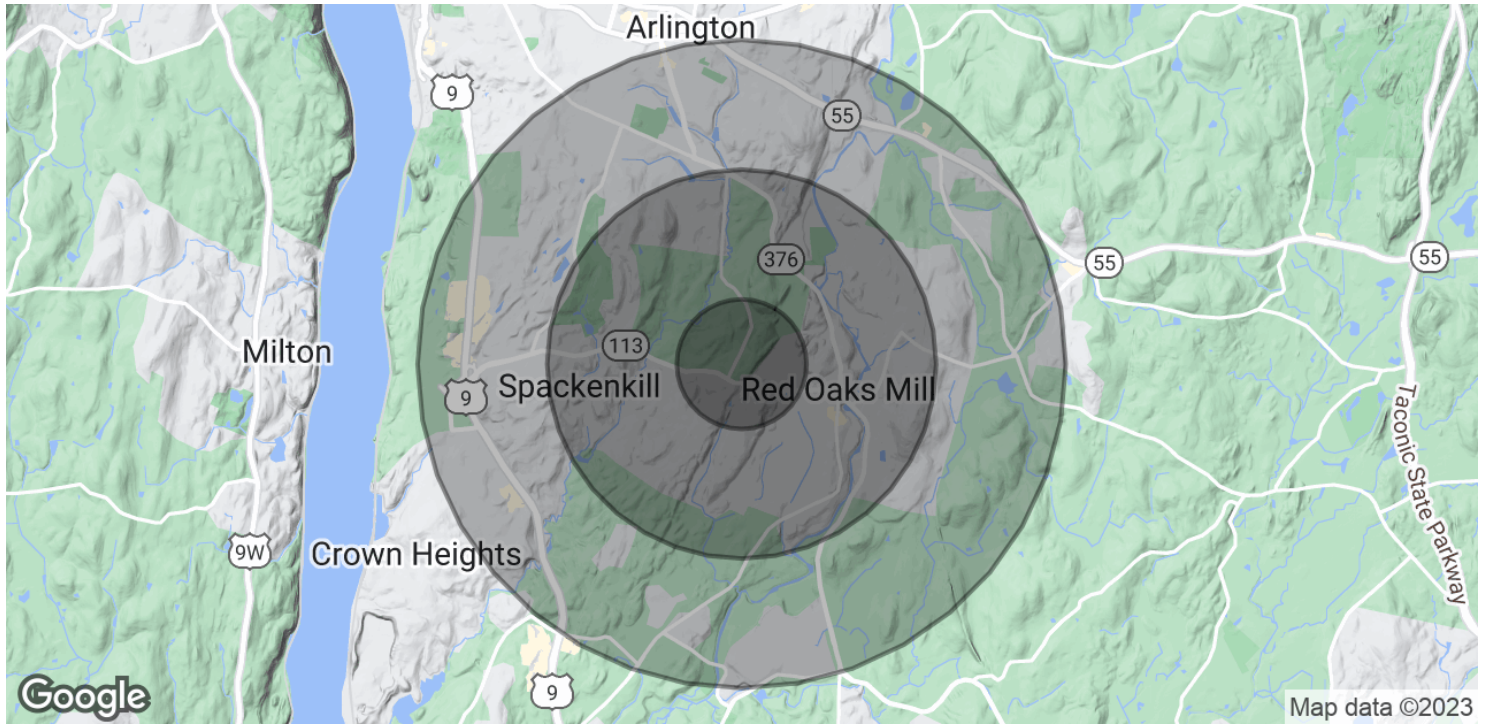




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
Total Population	1,231	9,874	30,020
Average Age	52.0	49.2	44.0
Average Age (Male)	48.2	47.0	42.8
Average Age (Female)	54.9	50.3	45.3
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
Total Households	457	3,801	11,400
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$157,661	\$138,835	\$118,900
Average House Value	\$556,308	\$414,469	\$305,502

* Demographic data derived from 2020 ACS - US Census