



COLD STORAGE & WAREHOUSE

2990 U.S. ROUTE 9, LIVINGSTON, NY 12534



FREEZER & COOLER FACILITY - INDUSTRIAL BUILDING

ADDRESS: 2990 U.S. Route 9
Livingston, NY 12534

LOCATION:
Rip Van Winkle Bridge - (9 Minutes / 6 Miles)
Taconic State Parkway - (14 Minutes / 9.8 Miles)
Interstate 87, Exit 21 - (15 Minutes / 10 Miles)
Interstate 90 - (30 Minutes / 24.5 Miles)
Interstate 84, Exit 36B - (58 Minutes / 56.5 Miles)
Albany, NY - 47 Minutes Away
New York City - 2 Hours, 30 Minutes
Boston, MA - 2 Hours, 55 Minutes

BUILDING SIZE: 51,448 SF

ACREAGE: 10.60 Acres

ASKING PRICE: Lease: \$7.50 Per SF, NNN
New Asking Price: **\$2,975,000**
~~Previously Asking: \$3,950,000~~



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale & For Lease an Industrial Building suitable for Freezer / Cooler Facility, Cold Storage Warehouse on 2990 U.S. Route 9, Livingston, NY 12534. This Building is 51,448 SF on 10.60 Acres. There are loading areas for shipments, overhead bay doors, frontage, signage and visibility on U.S. Route 9.



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
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COLD REFRIGERATION, STORAGE

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LOADING AREAS, OVERHEAD BAY DOORS, GREAT PARKING & ACCESS



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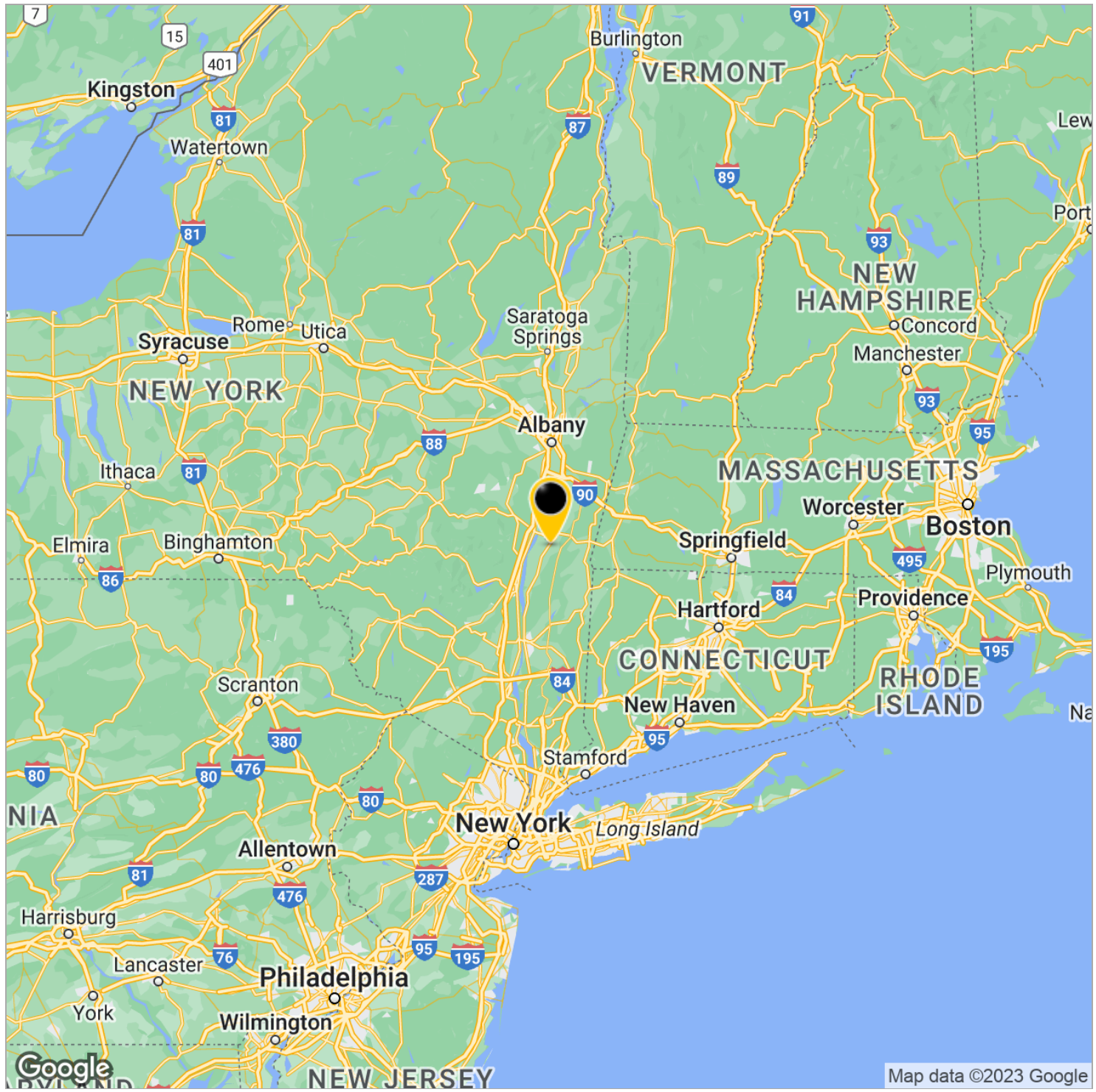
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TACONIC STATE PARKWAY - (14 MINUTES / 9.8 MILES)
INTERSTATE 87, EXIT 21 - (15 MINUTES / 10 MILES)

INTERSTATE 90, NYS THRUWAY BERKSHIRE CONNECTOR - 30 MINUTES



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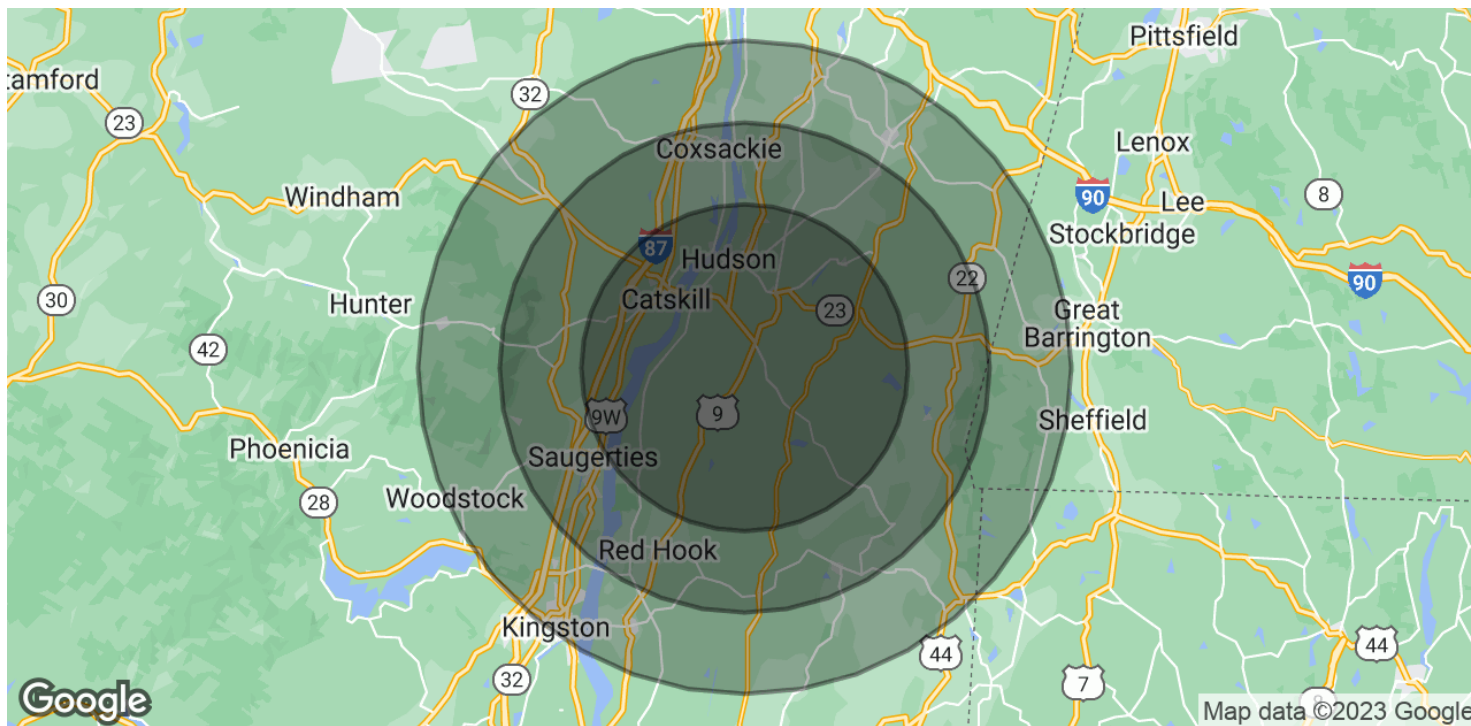
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD AND INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	41,902	96,961	168,550
Average Age	46.9	45.8	46.3
Average Age (Male)	44.5	44.2	44.9
Average Age (Female)	49.3	46.2	46.8

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	23,152	49,812	86,625
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$63,096	\$69,204	\$70,550
Average House Value	\$238,994	\$245,953	\$258,218

* Demographic data derived from 2020 ACS - US Census



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