



# INDUSTRIAL SPACE

97 NORTH CLINTON STREET, POUGHKEEPSIE, NY 12601



WHOLESALE, MANUFACTURING, SERVICE, REPAIRS, OUTDOOR STORAGE

**ADDRESS:** 97 North Clinton Street  
Poughkeepsie, NY 12601

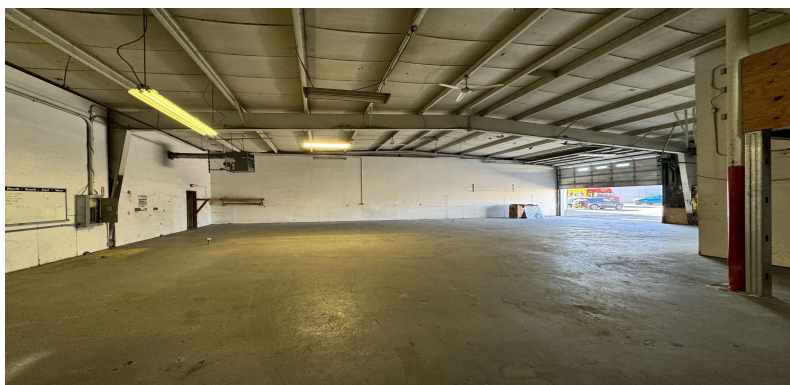
**LOCATION:** **Mid-Hudson Bridge**  
(4 Minutes / 1.7 Miles)  
**Poughkeepsie MTA Train Station**  
(6 Minutes / 1.4 Miles)

**LOT SIZE:** 0.53 Acres

**AVAILABLE SF:** 9,000 SF  
*To Be Confirmed*

**ZONING:** Light Industrial

**ASKING PRICE:** Lease: \$14.95 Per SF Including CAM & Taxes  
Tenant Incentive Program Work Letter / Suspended Rent  
Sale: \$929,000



## PROPERTY OVERVIEW

CR Properties is pleased to offer For Sale / Lease a Industrial Space located at 97 North Clinton, Poughkeepsie, NY. Within close proximity is the Mid-Hudson Bridge, (4 minutes / 1.7 miles) and the Poughkeepsie MTA Train Station is (6 minutes / 1.4 miles) giving you access to Albany and Grand Central all around a 2 hour travel time.

Poughkeepsie Amtrak to Penn Station is 1 Hour & 25 Minutes travel time.  
The Zoning is I-1, Light Industrial.



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

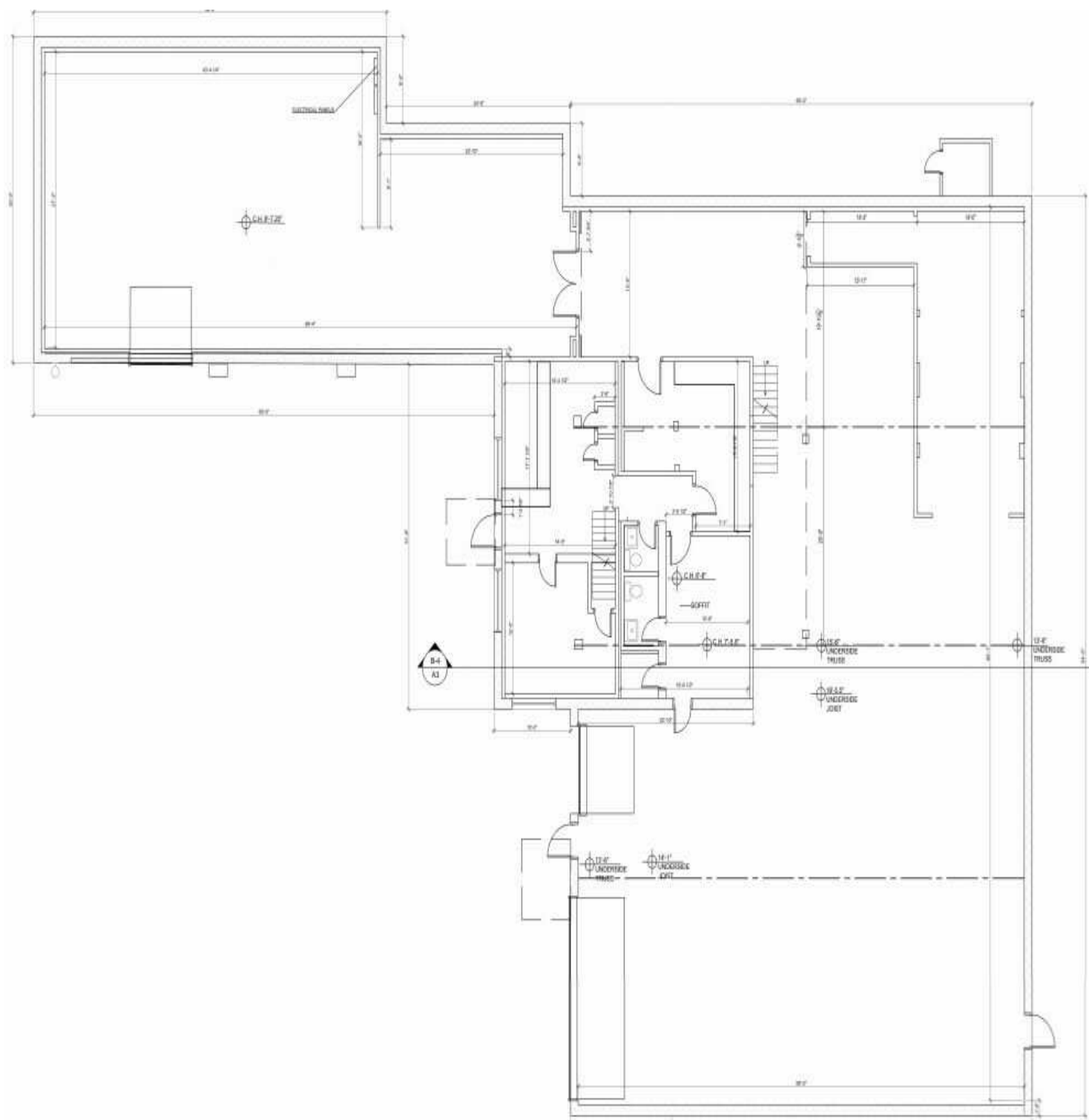
*For more information:*

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)

# FLOOR PLAN

97 NORTH CLINTON STREET, POUGHKEEPSIE, NY 12601

## INDUSTRIAL SPACE - 9,000 SF



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**MID-HUDSON BRIDGE: (4 MINUTES / 1.7 MILES)**  
**POUGHKEEPSE MTA TRAIN STATION: (6 MINUTES / 1.4 MILES)**

**U.S. ROUTE 9 AREA & U.S. ROUTE 44 / NYS ROUTE 55 AREA**



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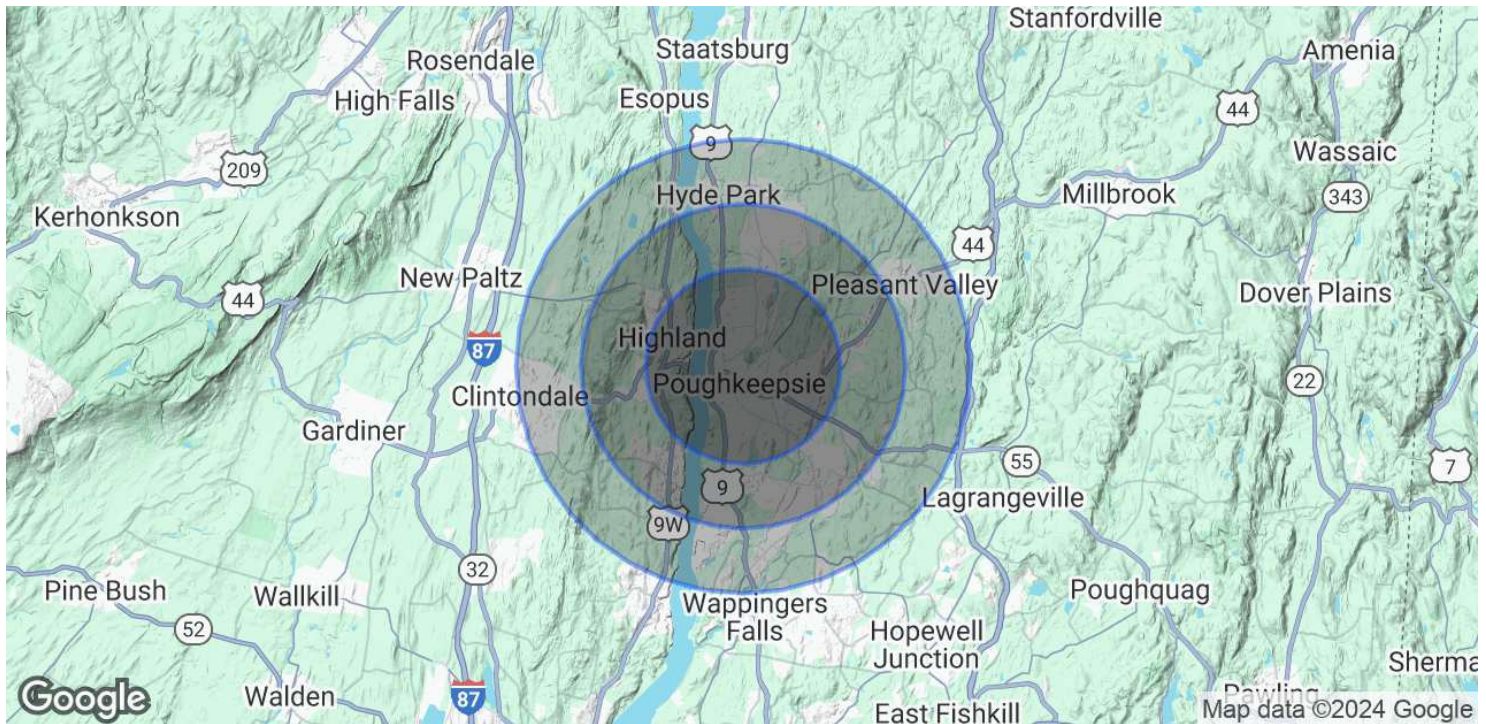
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### HUDSON VALLEY, MID HUDSON REGION



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	65,037	102,375	130,597
Average Age	39	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,616	38,491	49,704
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$99,825	\$115,644	\$118,885
Average House Value	\$301,611	\$346,205	\$357,139

Demographics data derived from AlphaMap



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