



FOR SALE - INDUSTRIAL / COMMERCIAL

116 COSTA ROAD, HIGHLAND, NY 12528



WAREHOUSE / STORAGE / SHOP - 3 DOCKS, 1 DRIVE IN

ADDRESS: 116 Costa Road
Highland, NY 12528

LOCATION: **NYS Route 299**
(3 Minutes / 2 Miles)
U.S. Route 9W
(9 Minutes / 5.7 Miles)
Interstate 87, Exit 18
(6 Minutes / 3.2 Miles)
Mid-Hudson Bridge
(14 Minutes / 9.3 Miles)
Interstate 84, Exit 17
(21 Minutes / 20 Miles)

LOT SIZE: 1.38 Acres

BUILDING SIZE: 8,000 SF

ASKING PRICE: **New Asking Price: \$495,000**
~~Previously Asking: \$650,000~~



PROPERTY OVERVIEW

Highland, NY, is a hamlet in Ulster County, offering scenic views of the Hudson River and outdoor activities like the Walkway Over the Hudson and the Rail Trail. It has a small-town vibe, local shops, and easy access to nearby towns like Poughkeepsie and New Paltz. Known for its history and natural beauty, Highland blends rural charm with convenience.

Directions: From Interstate 87, take exit 18 & turn right onto NYS Route 299. Continue East & turn right onto South Street. Turn right onto Costa Drive and destination will be on your left.



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:

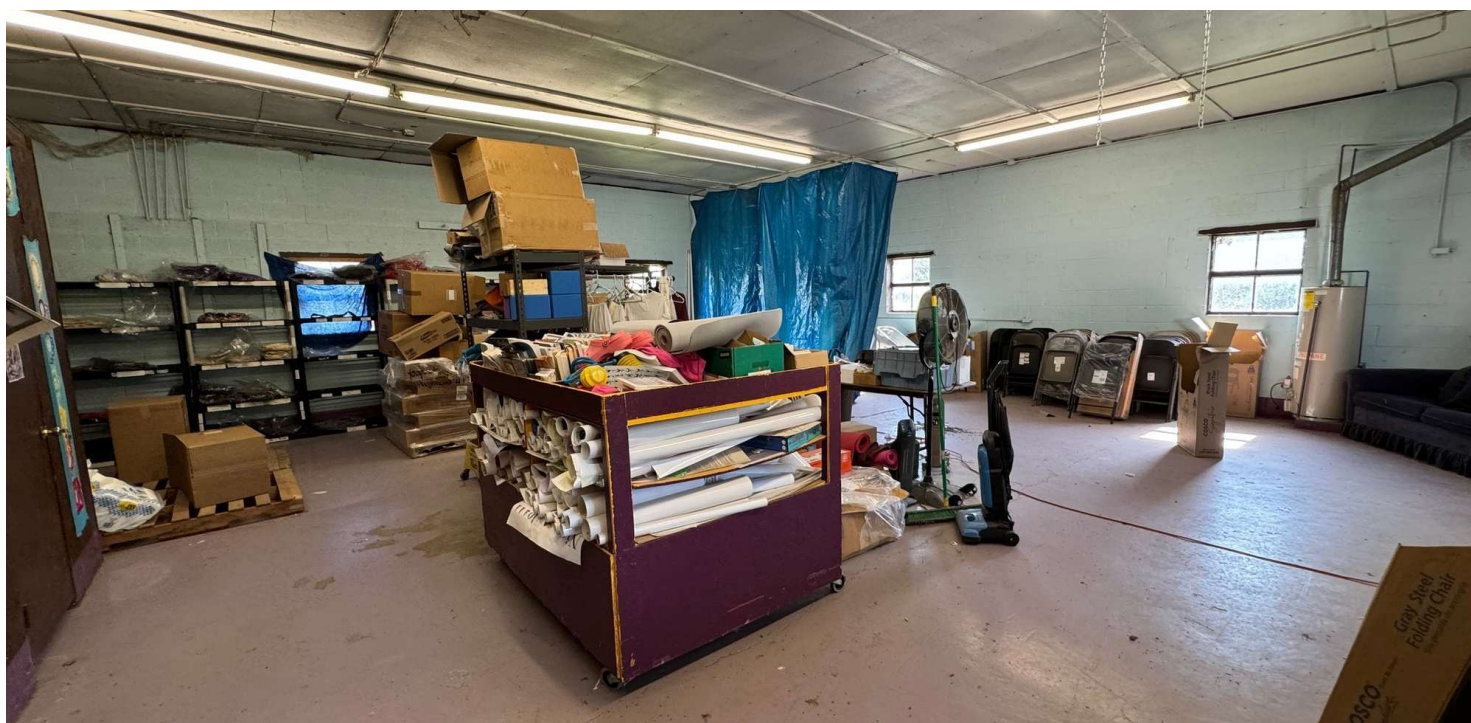
Thomas M. Cervone
845.485.3100
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INDUSTRIAL - 3 FORMER COOLERS

116 COSTA ROAD, HIGHLAND, NY 12528

3 LOADING DOCKS, PLUS ONE DRIVE IN



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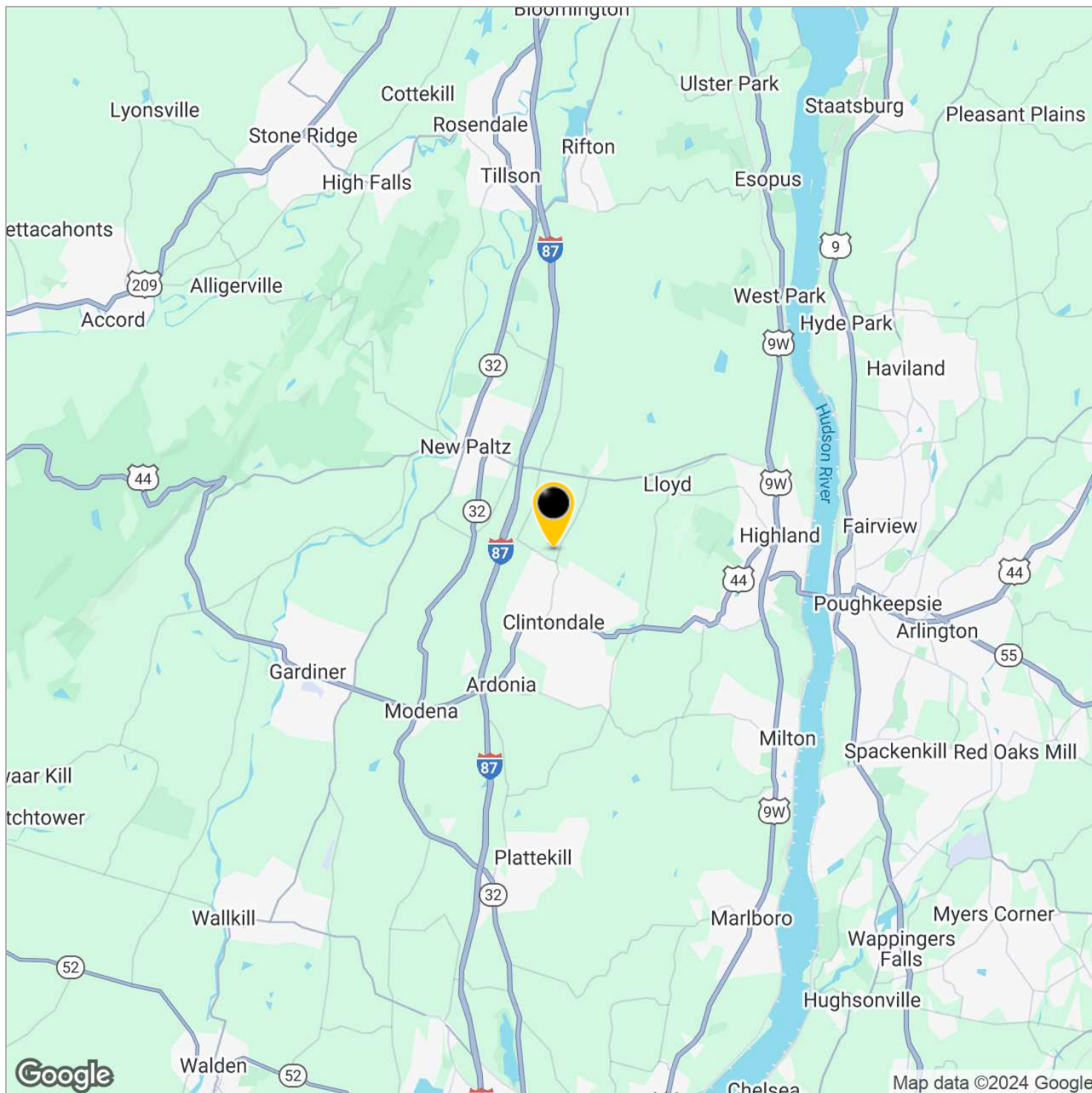
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INTERSTATE 84, EXIT 17 - 21 MINUTES

U.S. ROUTE 9W - 9 MINUTES

INTERSTATE 87, EXIT 18 - 6 MINUTES



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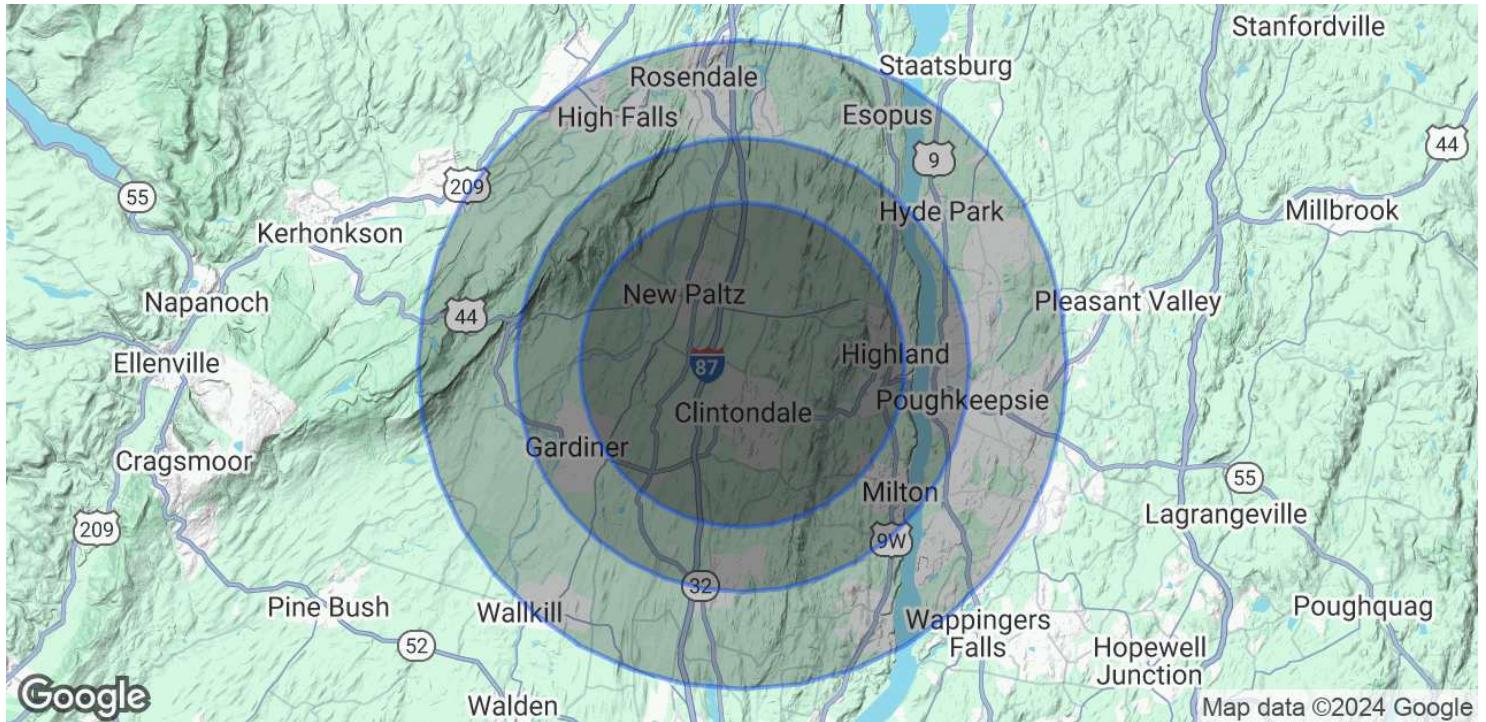
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY - MID HUDSON REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	30,523	63,467	173,321
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	11,357	23,402	65,791
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$117,885	\$110,124	\$119,779
Average House Value	\$443,522	\$380,832	\$378,075

Demographics data derived from AlphaMap



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