

66 COTTAGE STREET, POUGHKEEPSIE, NY 12601

FREE STANDING INDUSTRIAL BUILDING



LOCATION: 66 Cottage Street
Poughkeepsie, NY 12601

FRONTAGE: 169.8' on Cottage Street

LOT SIZE: 0.34 ± Acres

BUILDING SIZE: 5,150 ± SF

ZONING: MU-3, Mixed Use

SALE PRICE: \$625,000

PROPERTY HIGHLIGHTS

- Free Standing Industrial Building
- Warehouse / Manufacturing / Storage / Distribution / Mixed-Use
- Loading Dock
- Overhead Door
- On-Site Parking
- Zoning allows for continued use or mixed-use redevelopment
- 6 Minutes / 1.8 Miles from the Mid-Hudson Bridge
- Close proximity to East-West Arterial & Poughkeepsie's Central Business District
- Surrounded by multiple Industrial Companies



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INDUSTRIAL * WAREHOUSE * STORAGE * DISTRIBUTION



This freestanding, single-story, clear-span block building, built in 1954, has been thoughtfully updated while maintaining its industrial character. The interior has been stripped back to its core and extensively improved, including air sealing, repaired and repainted walls, a ground and sealed slab floor, two new three-phase subpanels, all-new high-bay LED lighting, and three newly installed radiant tube heaters. Custom-built carriage doors have been added to the parking lot side.

Exterior upgrades include repaired, and water sealed foundation, as well as new fascia and gutters. The roof is nearing the end of its life but there are no leaks.

The property features 10' x 10' grade-level drive-in doors on both ends, an approximately 55' x 55' parking lot on the east side, and a 12'-wide driveway on the west.

Currently utilized as a woodworking shop, this space is well-suited for light manufacturing, a contractor's shop, distribution, or storage. Additionally, professional woodworking equipment and supplies are available separately.

Recent rezoning has transitioned this area from light industrial to mixed-use, allowing for potential retail, residential redevelopment, or live-work opportunities.