

# 337

MILL STREET  
POUGHKEEPSIE

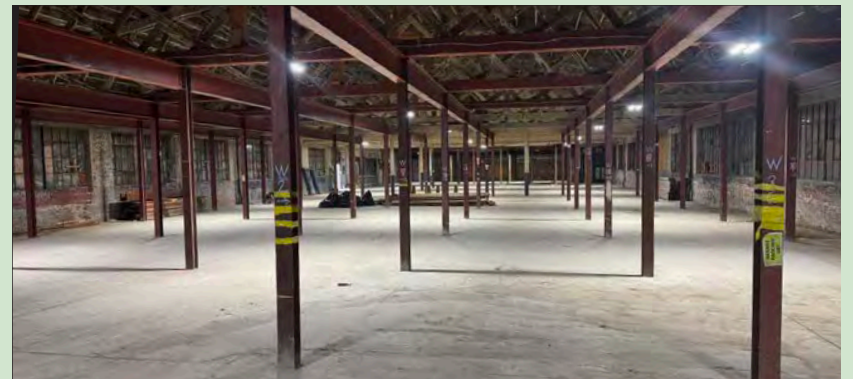
AVAILABLE FOR LEASE

Colliers



39,400 SF BUILDING | ±67,411 SF OF SECURE LAND





Colliers is pleased to announce it has been retained on an exclusive basis to handle the leasing of 337 Mill Street, located in Poughkeepsie, New York.

This unique opportunity features a 39,400 square foot, 2-story building situated on a total plot of 2.11 acres. The property is ideal for mixed uses. With abundant land for parking, this property is suited for businesses seeking a versatile, well positioned outdoor space.

The property is strategically located in downtown Poughkeepsie providing convenient access to major highways and transportation routes.

#### USE TYPES

- Artisan Manufacturing
- Art or Craft Studio
- Brewery
- Art Gallery
- Cultural Facility
- Recreational Facility
- Artisan Food & Beverage
- Community facility
- Professional Office

#### ACRES

2.11

#### TOTAL LAND PARKING

±67,411 SF

#### TOTAL BUILDING SIZE

±39,400 SF

FIRST FLOOR: ±24,500 SF

SECOND FLOOR: ±14,900 SF

#### CEILING HEIGHTS

12' - 24'

#### ZONING

PID-B

#### LOADING

Two loading positions

#### POWER

400 Amps

#### POSSESSION

Immediate

## MAJOR OCCUPIERS

- |   |   |   |  |
|---|---|---|--|
| 1                               | 8  HUDSON VALLEY LIGHTING          | 15  ACTIVE VENTILATION PRODUCTS INC. | 22  Poly Work Inc.        |
| 2  HOWMET AEROSPACE             | 9  GAP                             | 16  NMI NEWBURGH METALS              | 23  amazon                |
| 3  IRON MOUNTAIN*               | 10  STELLANTIS                     | 17  MASTERTEX                        | 24  amazon                |
| 4  Erich's Fine Woodworking     | 11  amazon                         | 18  PEPSICO                          | 25  THE Coca-Cola COMPANY |
| 5  BabyVision                   | 12  onsemi                         | 19  TESLA                            | 26  Staples               |
| 6  Raymour & Flanigan FURNITURE | 13  chemprene                      | 20  Preferred Fragrance              | 27  ProAmpac              |
| 7  IRON MOUNTAIN*               | 14  American Felt & Filter Company | 21  FedEx                            | 28  Eastern Alloys Inc.   |

## DEMOGRAPHICS

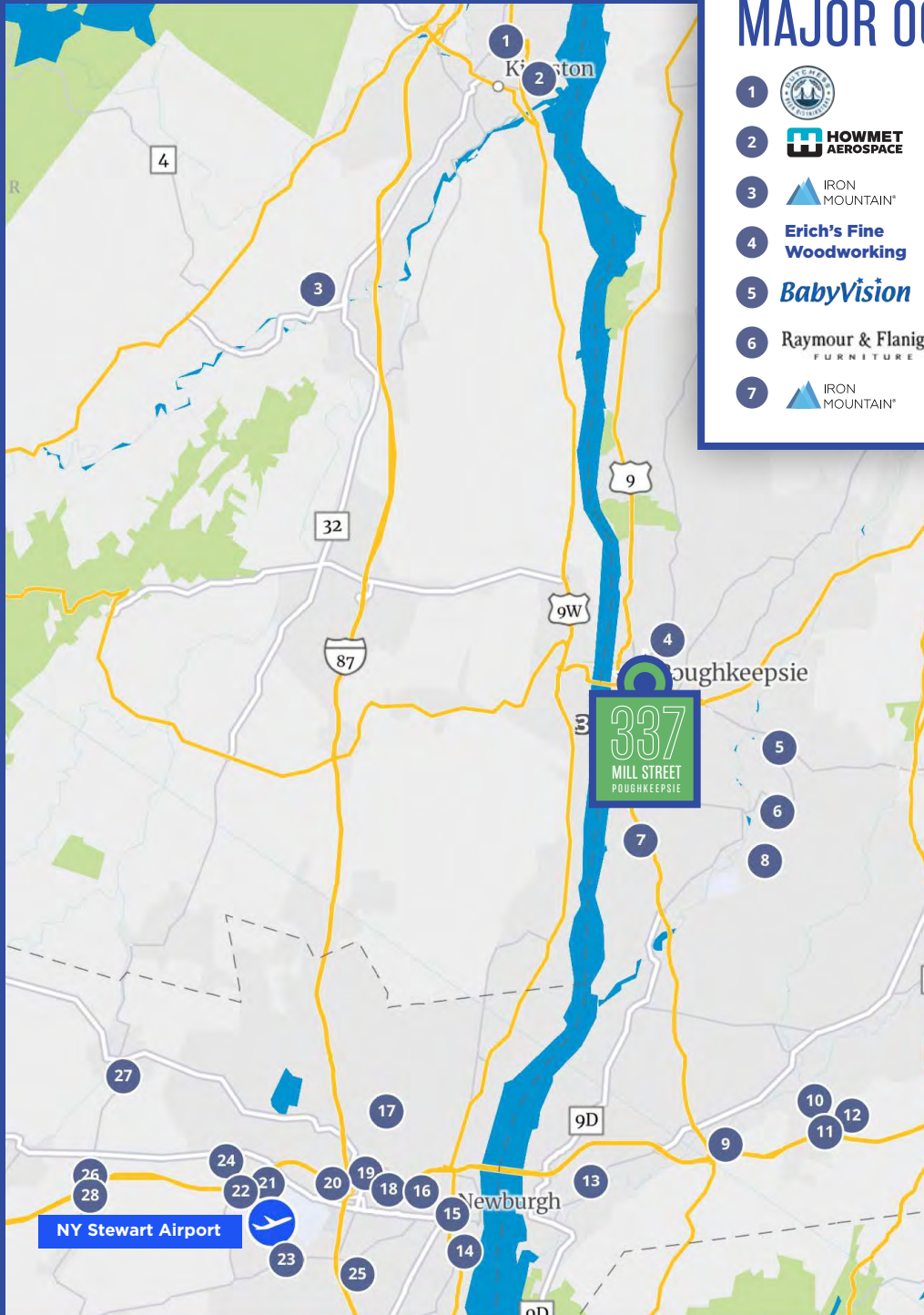
	10 Miles	20 Miles	50 Miles
Total Employees	87,856	222,697	1,513,760
Total Residential Population	201,445	519,500	3,282,385
Warehousing & Transportation	3,018	7,414	38,346
Wholesale Trade	2,280	6,912	49,398
Total	5,298	14,326	87,744

**\$26.00**

Hourly Wage for Transportation & Material Moving Workers  
New York State

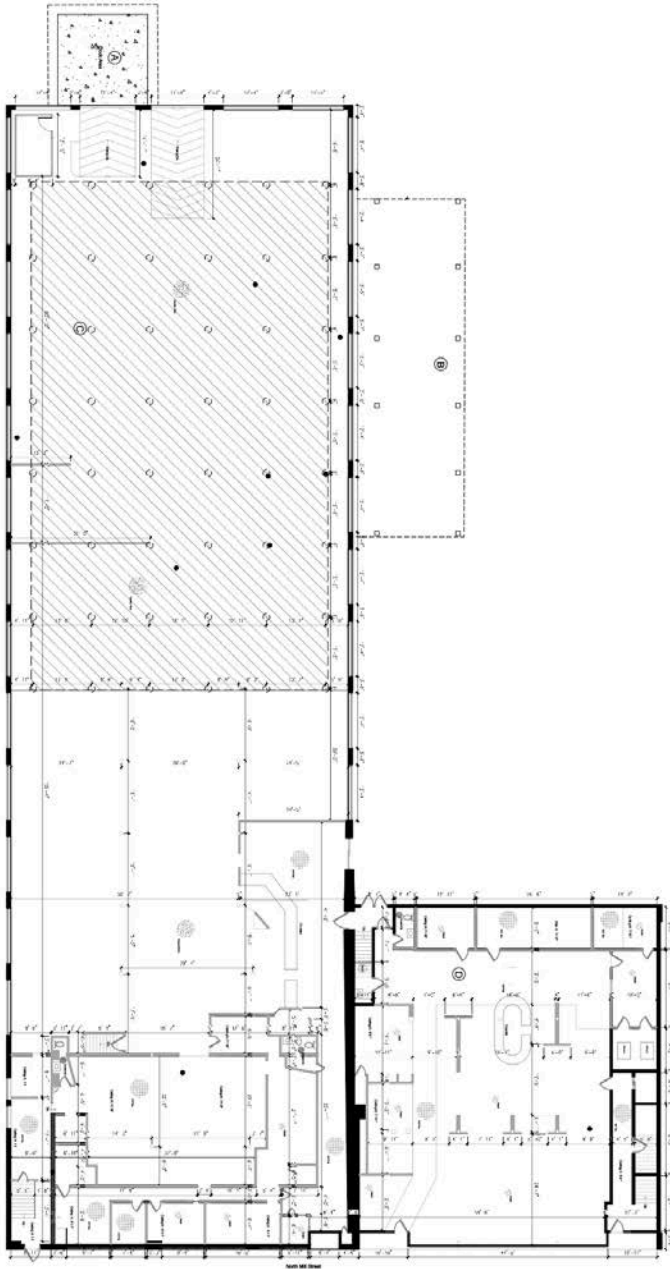
## TRUCKING DISTANCES

	Trucking Distance (Miles)
Tappan Zee Bridge (Mario Cuomo Bridge)	70.7
G.W. Bridge	93.6
LaGuardia Airport	101
JFK International Airport	102
Newark Liberty International Airport	113
New York Stewart Airport	34.7
I-84 On Ramp	13.1
Newburgh	31.8

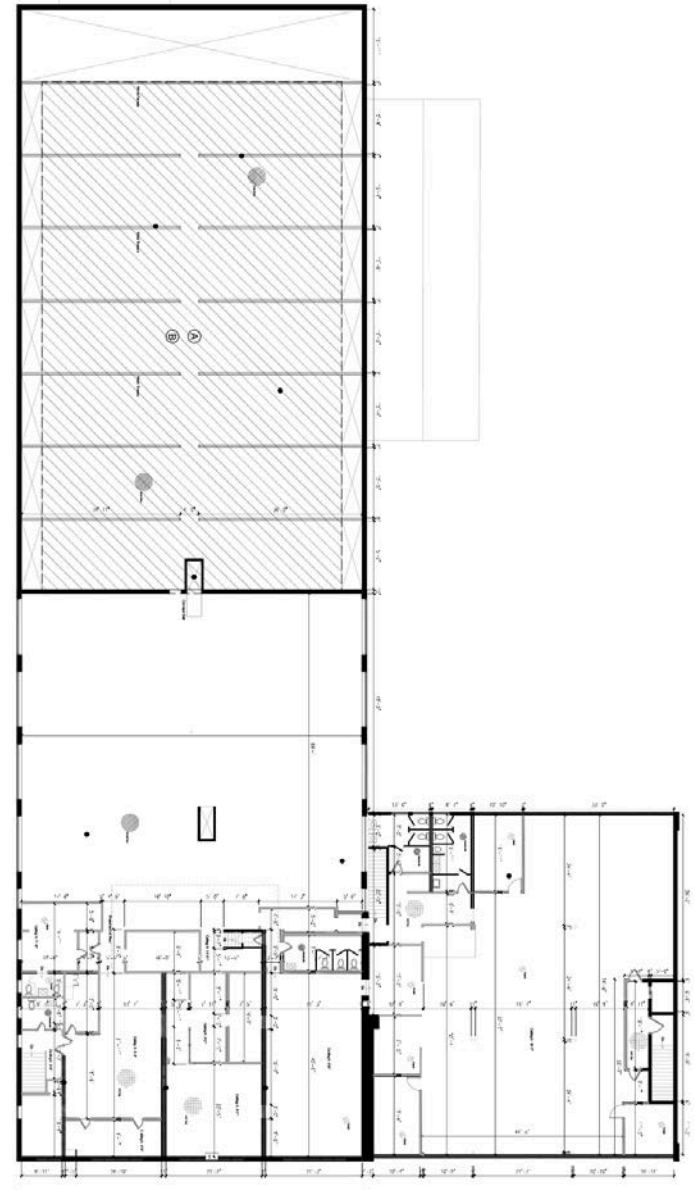




# FIRST FLOOR



# SECOND FLOOR



# 337

MILL STREET  
POUGHKEEPSIE

**ROBERT LELLA**  
Licensed Salesperson  
914 439 4597  
[robert.ella@colliers.com](mailto:robert.ella@colliers.com)



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