



INDUSTRIAL COMPLEX / DEVELOPMENT

68-74 VIOLET AVENUE & 10-30 SUPERIOR WAY, POUGHKEEPSIE, NY 12601



MANUFACTURING, DISTRIBUTION, WAREHOUSE *DEVELOPMENT*

ADDRESS: NYS Route 9G
68-74 Violet Avenue &
10-30 Superior Way
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge: (6 Minutes / 2.8 Miles)

Taconic State Parkway, Exit 54
(17 Minutes / 10.5 Miles)

Kingston-Rhinecliff
(29 Minutes / 20 Miles)

Rip Van Winkle Bridge
(50 Minutes / 37 Miles)

ACREAGE: 68-74 Violet Ave: 1.57 Acres
10-30 Superior Way: 12.68 Acres

Total: 14.25 Acres

BUILDING SIZES: **Total: 45,400 ± SF**

UTILITIES: Municipal Water & Sewer

TRAFFIC COUNT: NYS RT 9G @ Pendell Rd - 11,248

ZONING: I-H, Heavy Industrial

ASKING PRICE: **New Asking Price: \$2,500,000**
~~Previously Asking: \$2,950,000~~



PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale a large manufacturing complex located on NYS Route 9G, 68-74 Violet Avenue & 10-30 Superior Way in Poughkeepsie, NY 12603. Located 6 minutes from the Mid-Hudson Bridge & 18 Minutes from the Taconic State Parkway, Exit 54, NYS Route 9G is a feeder road to Hudson, Rhinebeck, Hyde Park, Poughkeepsie, Rip Van Winkle Bridge & more. There is a total of 7 buildings & 14.25 acres. Within the Heavy Industrial zoning ordinance & a traffic count of 11,248 on NYS Route 9G @ Pendell Road.



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
tom@crproperties.com



ASSEMBLY, PROCESSING, COLD STORAGE

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7 BUILDINGS | 45,400 ± SF TOTAL | 14.25 ACRES TOTAL



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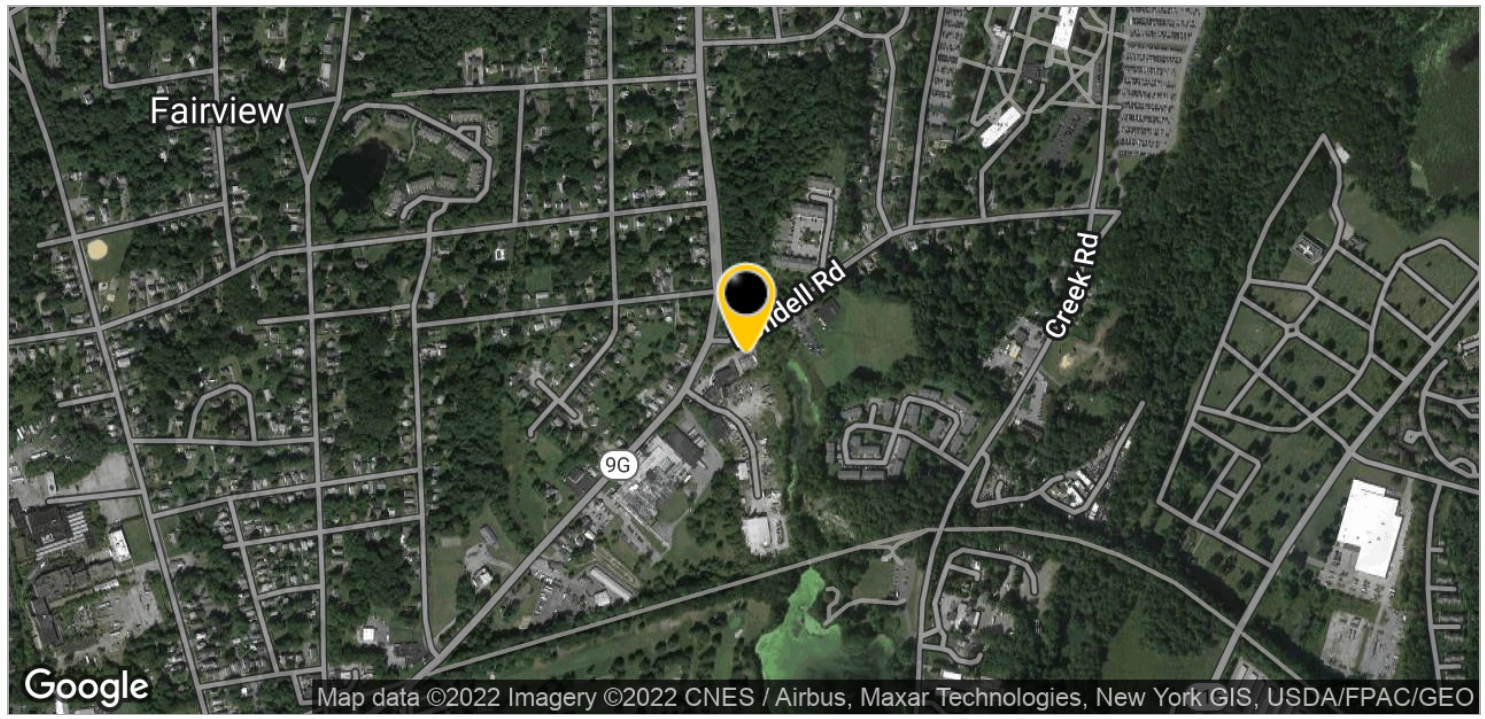
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NEARBY DEMAND GENERATORS

NYS ROUTE 9G; POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE (6 MINUTES) | TACONIC STATE PARKWAY (17 MINUTES)



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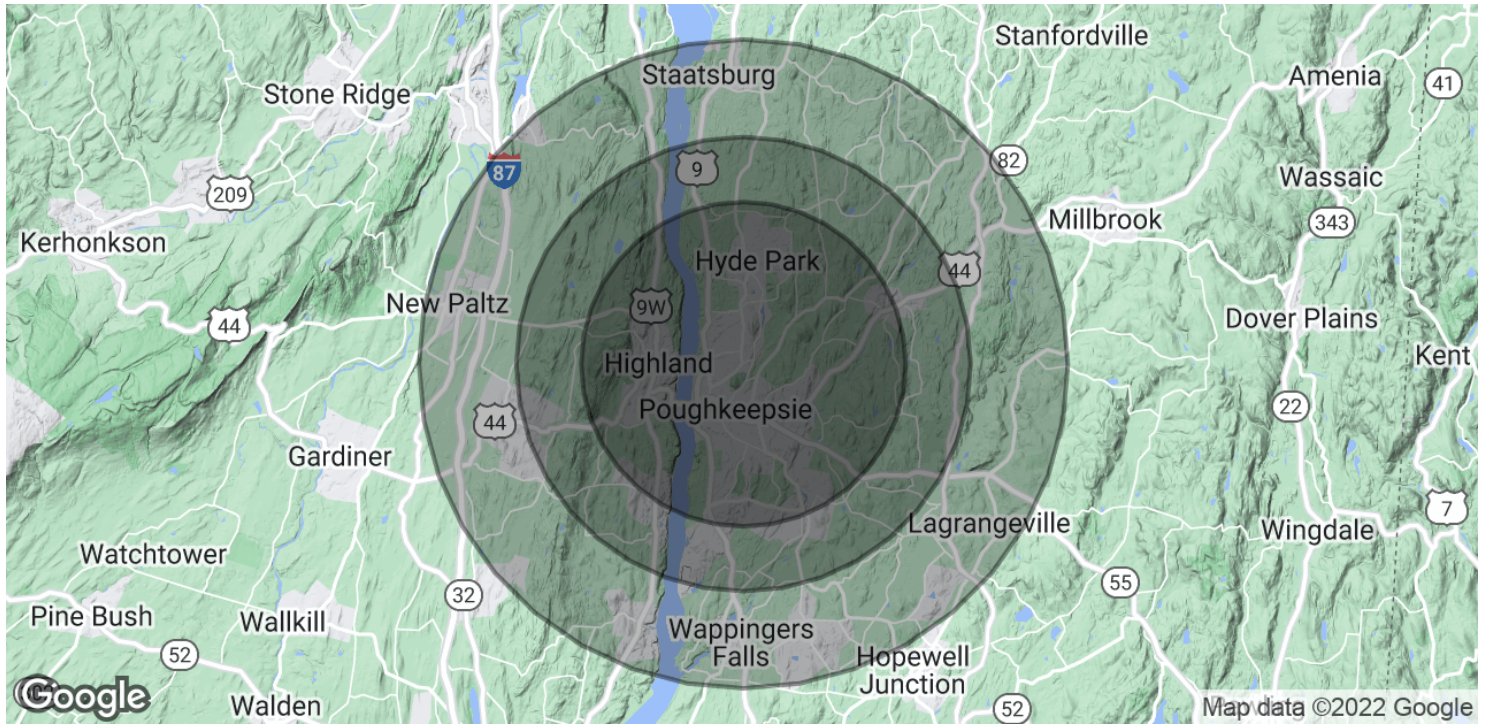
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	91,346	120,327	185,637
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.7
Average Age (Female)	41.3	42.2	43.1
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	38,333	49,983	76,138
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,648	\$91,519	\$94,363
Average House Value	\$212,865	\$232,802	\$251,324

* Demographic data derived from 2020 ACS - US Census



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