



INDUSTRIAL COMPLEX

NYS ROUTE 9G, 46 & 68 VIOLET AVENUE, POUGHKEEPSIE, NY 12601



MANUFACTURING / WAREHOUSE / DISTRIBUTION

ADDRESS: NYS Route 9G
46 & 68 Violet Avenue
Poughkeepsie, NY 12601

ACREAGE: 11.00 ± Acres - 46 Violet
0.34 ± Acres - 68 Violet
11.34 ± Acres - Total

BUILDING SIZE: 115,000 ± SF Available

FEATURES: 4 Interior Loading Docks
20' x 140' Outdoor Platform
Central Water, Sewer & Gas

ZONING: IH, Heavy Industrial

UTILITIES Central Gas & Electric
Water & Sewer
Fire Sprinkler

ASKING PRICE: New Asking Price: \$7,500,000
~~Previously Asking: \$8,750,000~~
Lease: \$12 Per SF, Modified Gross

PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale & lease a large industrial complex located on NYS Route 9G in Poughkeepsie. The property is equipped with 4 interior loading docks, a 20' x 140' outdoor platform, and a 20' garage bay with an overhead door. The site has central water, sewer, gas, electric, and a sprinkler system. Fenced outdoor storage possible. Demand generators include Dutchess Community College, MidHudson Regional Hospital, Vassar Brother Medical Center, and Marist College.

LOCATION OVERVIEW

Expansion on subject property 11.34 Acres; zoning calls for 30% maximum lot coverage, 90% impervious surface

NYS Route 9G, Feeder Road

Mid-Hudson Bridge - (6 Minutes / 2.8 Miles)
Interstate 87 - (24 Minutes / 12 Miles)
Interstate 84 - (31 Minutes / 15 Miles)
Kingston-Rhinecliff - (29 Minutes / 20 Miles)
Rip Van Winkle Bridge - (50 Minutes / 37 Miles)
Traffic Count: NYS Route 9G @ Pendell Rd - 11,248 AADT



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



HUDSON VALLEY POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE, INTERSTATE 84, INTERSTATE 87, TSP



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



NYS ROUTE 9G, FEEDER ROAD

NYS ROUTE 9G, 46 & 68 VIOLET AVENUE, POUGHKEEPSIE, NY 12601

MARIST COLLEGE, SUNY DUTCHESS, CIA, BARD, VASSAR BMC, MIDHUDSON REGIONAL



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:

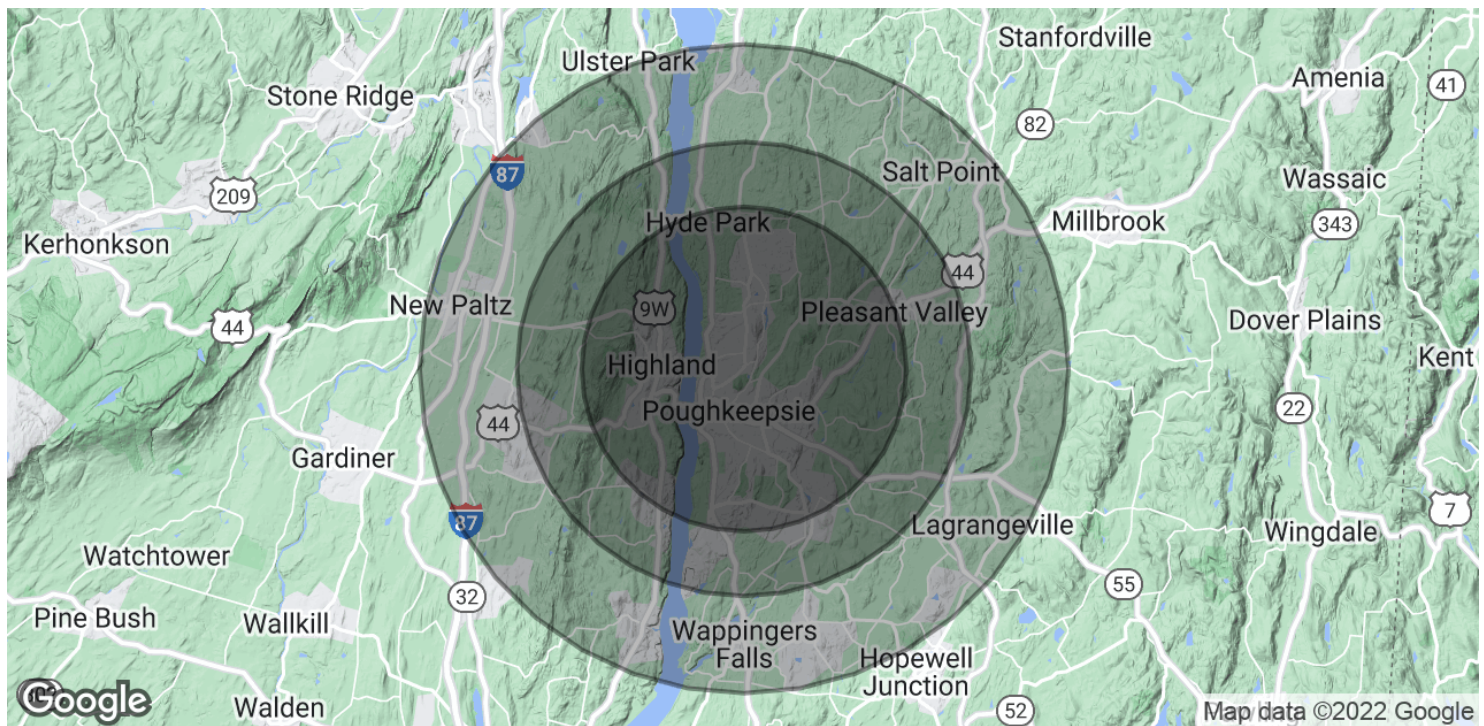
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	91,389	120,443	185,899
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.8
Average Age (Female)	41.3	42.3	43.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,290	50,063	76,217
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,845	\$91,450	\$94,362
Average House Value	\$214,199	\$232,812	\$251,126

* Demographic data derived from 2020 ACS - US Census



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