



# 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

IH, Heavy Industrial

**ZONING:**

Central Gas & Electric

**UTILITIES**

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 Brothers 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](http://www.crproperties.com)



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*For more information:*

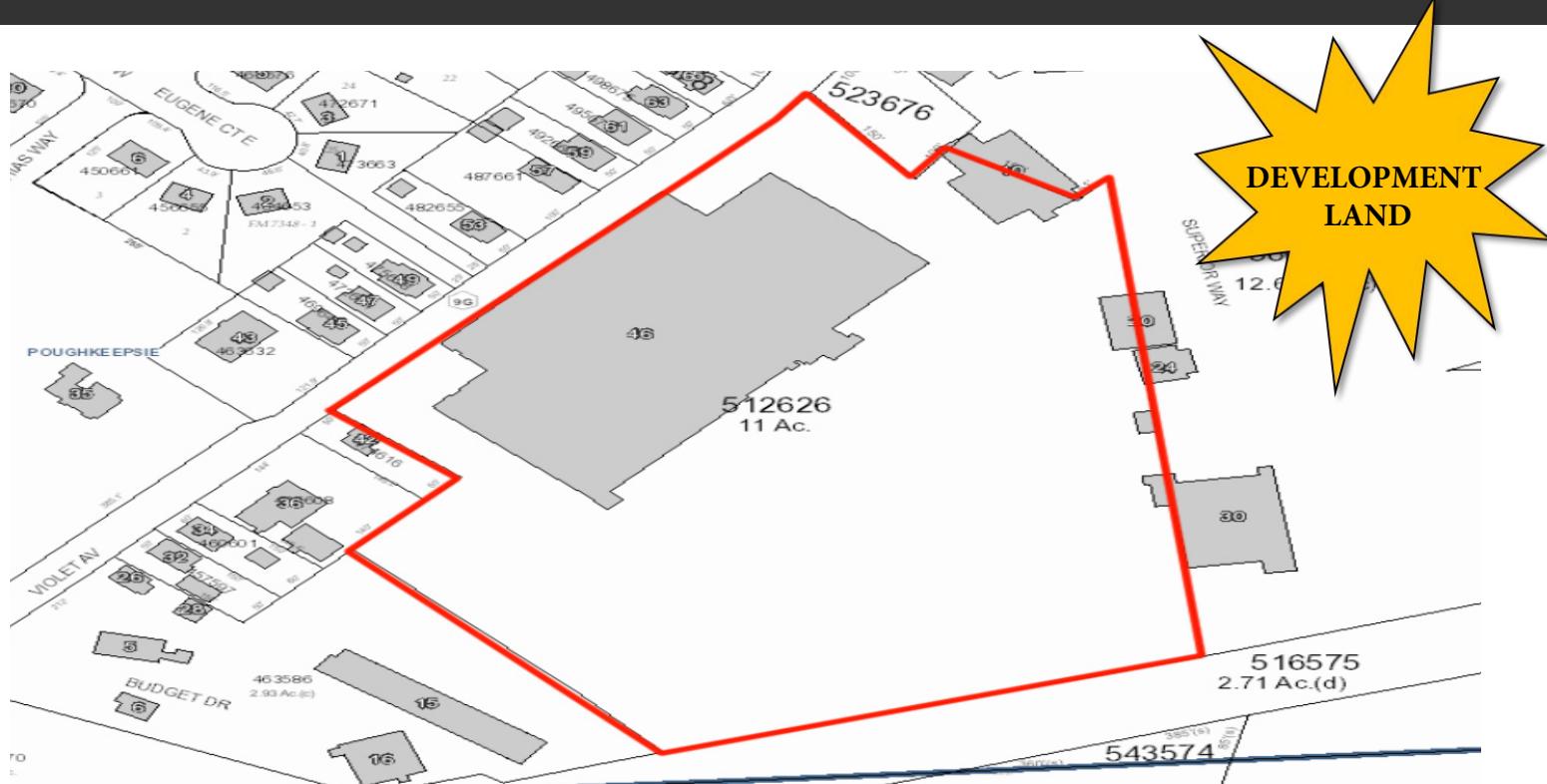
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# HUDSON VALLEY

## POUGHKEEPSIE, RHINEBECK, HUDSON

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



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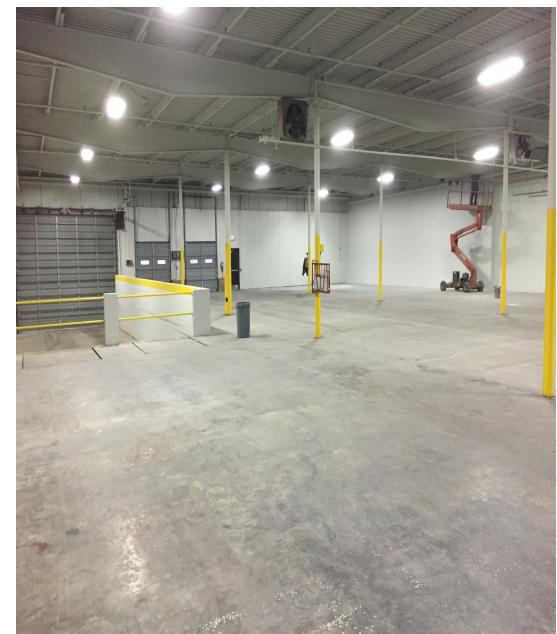
# NYS ROUTE 9G, FEEDER ROAD

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

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



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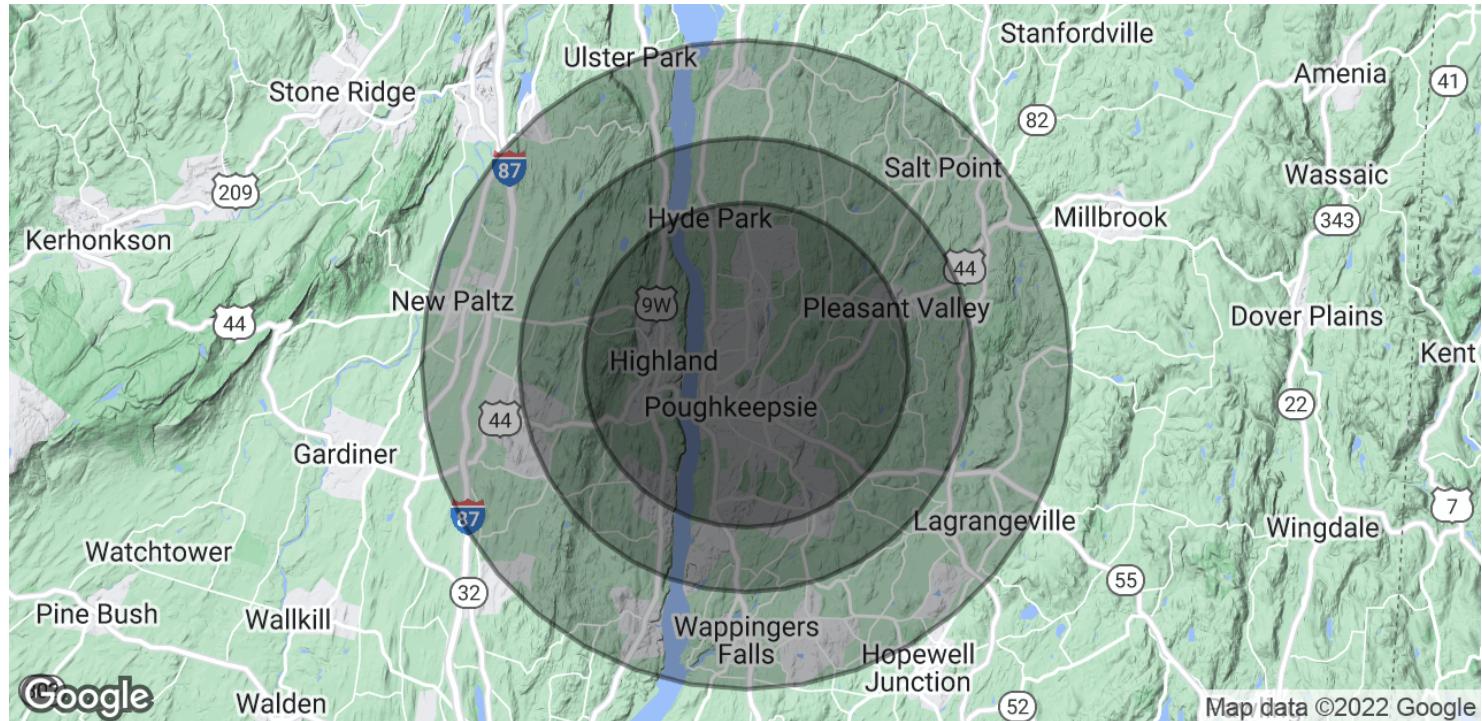
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



#### POPULATION

|                      | 5 MILES | 7 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 91,389  | 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



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