



INDUSTRIAL SPACE FOR LEASE

97 NORTH CLINTON STREET, POUGHKEEPSIE, NY 12601



WHOLESALE, MANUFACTURING, SERVICE, REPAIRS, OUTDOOR STORAGE

ADDRESS: 97 North Clinton Street
Poughkeepsie, NY 12601

LOCATION: **Mid-Hudson Bridge**
(4 Minutes / 1.7 Miles)
Poughkeepsie MTA Train Station
(6 Minutes / 1.4 Miles)

LOT SIZE: 0.53 Acres

AVAILABLE SF: 9,000 SF
To Be Confirmed

ZONING: Light Industrial

LEASE PRICE: \$14.95 Per SF
Including CAM & Taxes



PROPERTY OVERVIEW

CR Properties is pleased to offer For Lease a Industrial Space located at 97 North Clinton, Poughkeepsie, NY. Within close proximity is the Mid-Hudson Bridge, (4 minutes / 1.7 miles) and the Poughkeepsie MTA Train Station is (6 minutes / 1.4 miles) giving you access to Albany and Grand Central all around a 2 hour travel time.

Poughkeepsie Amtrak to Penn Station is 1 Hour & 25 Minutes travel time. The Zonina is I-1. Light Industrial.



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:

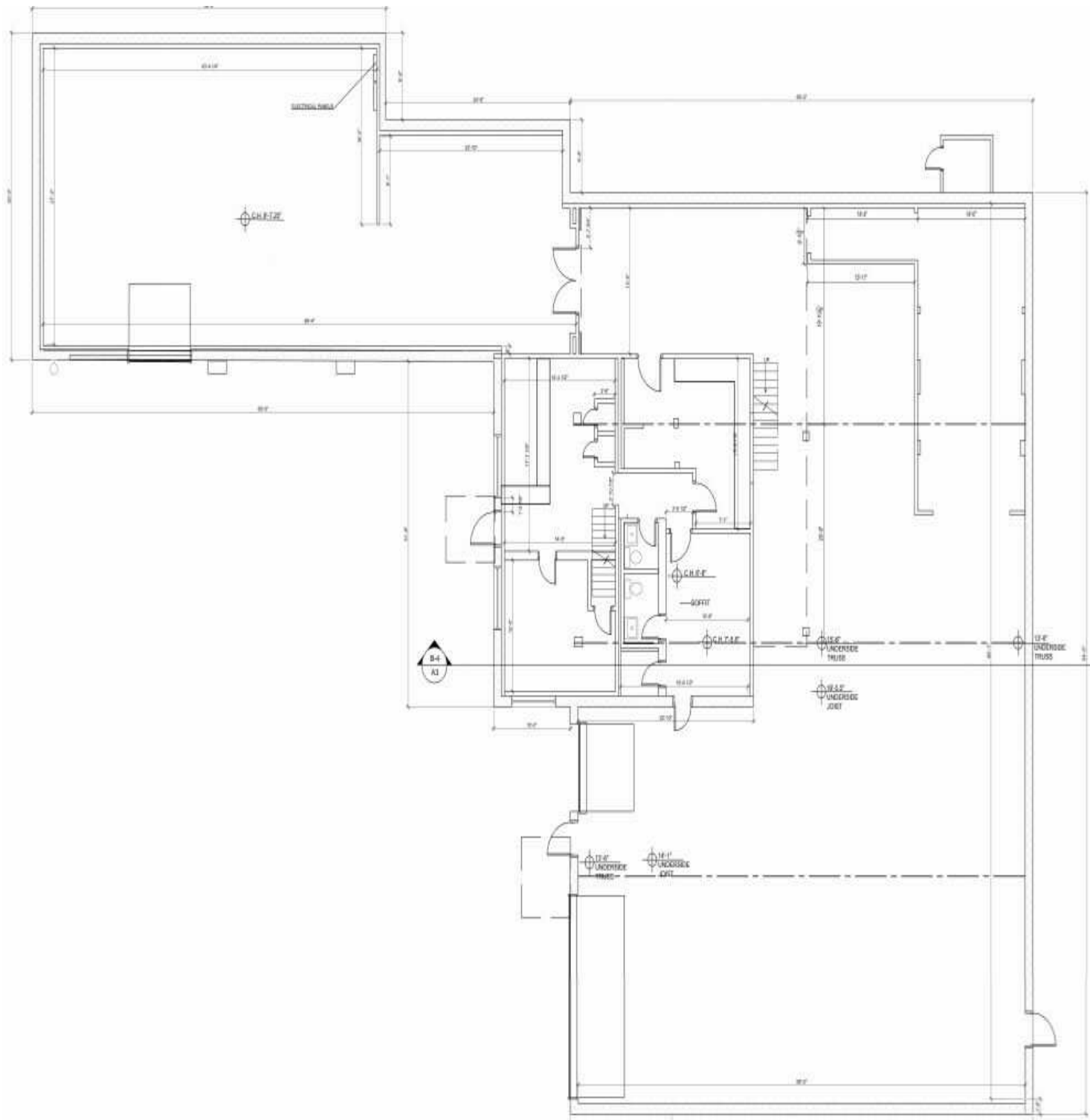
Thomas M. Cervone
845.485.3100
tom@crproperties.com



FLOOR PLAN

97 NORTH CLINTON STREET, POUGHKEEPSIE, NY 12601

INDUSTRIAL SPACE - 9,000 SF



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MID-HUDSON BRIDGE: (4 MINUTES / 1.7 MILES)
POUGHKEEPSE MTA TRAIN STATION: (6 MINUTES / 1.4 MILES)

U.S. ROUTE 9 AREA & U.S. ROUTE 44 / NYS ROUTE 55 AREA



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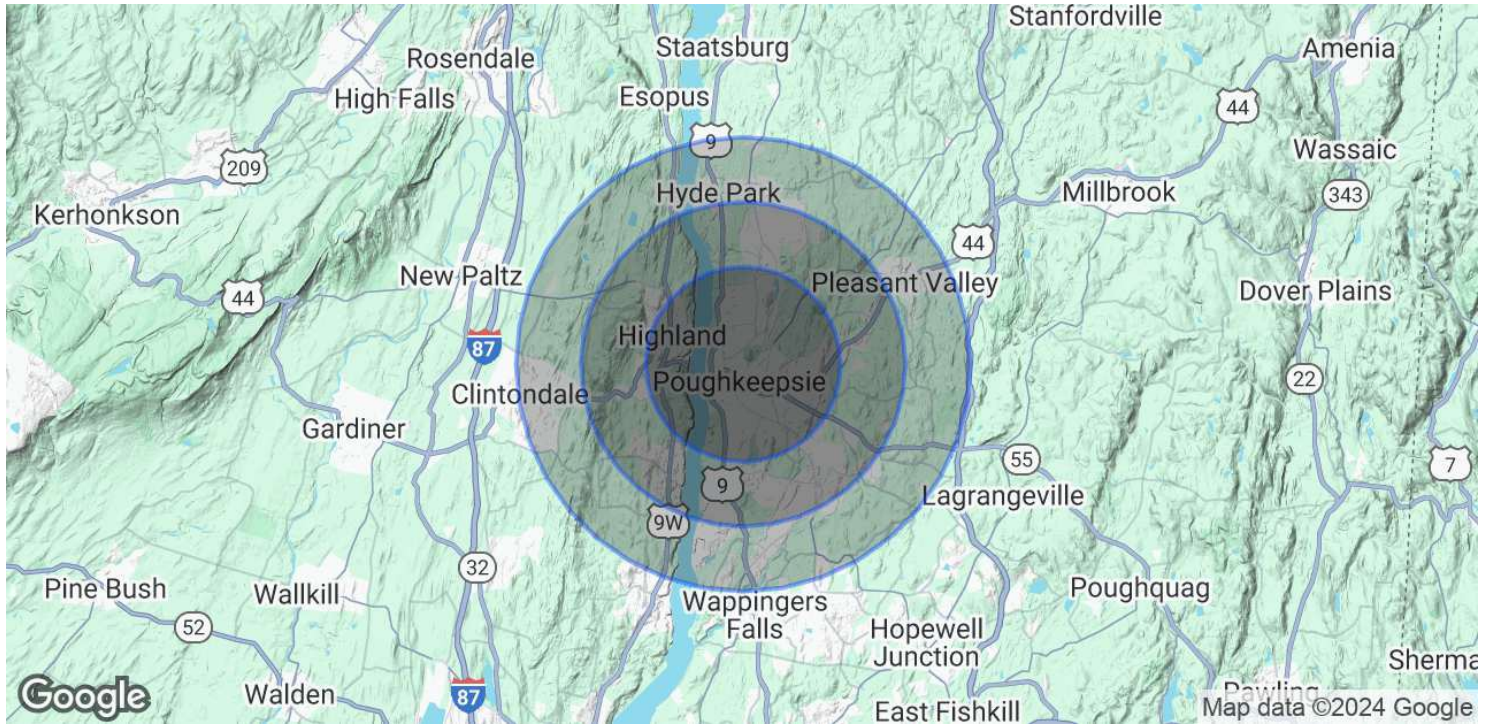
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY, MID HUDSON REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	65,037	102,375	130,597
Average Age	39	41	41
Average Age (Male)	38	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,616	38,491	49,704
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$99,825	\$115,644	\$118,885
Average House Value	\$301,611	\$346,205	\$357,139

Demographics data derived from AlphaMap



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