



WAREHOUSE AVAILABLE - SALE / LEASE

33 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590

US ROUTE 9
FEEDER ROAD
NYS ROUTE 9D



US RTE 9 / NYS RTE 9D FEEDER ROAD - WAREHOUSE, FLEX SPACE

ADDRESS: 33 Middlebush Road
Wappingers Falls, NY 12590

LOCATON: Interstate 84, Exit 46 - 11 Minutes
Newburgh Beacon Bridge - 12 Minutes
Mid-Hudson Bridge - 17 Minutes
Taconic State Parkway - 18 Minutes
New Hamburg Train Station (Hudson Line) - 5 Minutes
Poughkeepsie MTA to Grand Central - (1 Hour, 50 Minutes)
Poughkeepsie Amtrak to Penn Station - (1 Hour, 35 Minutes)
CR 104 Feeder Road to Dutchess County Airport

BUILDING SIZE: 7,000 SF

LOT SIZE: 1.77 Acres

ASKING PRICE: Lease: \$17.50 Per SF
~~Previously Asking: \$1,750,000~~

New Asking Price: \$1,395,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a warehouse with 5 garage bays for sale / lease on 33 Middlebush Road, Wappingers Falls, NY 12590. Middlebush is a feeder road leading to US Route 9 and NYS Route 9D. Interstate 84, Exit 46 is 11 minutes away, Newburgh Beacon Bridge is 12 Minutes away, Mid-Hudson Bridge is 17 Minutes away and the Taconic State Parkway is 18 Minutes away. The Building Size is 7,000 SF and Lot Size is 1.77 Acres.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



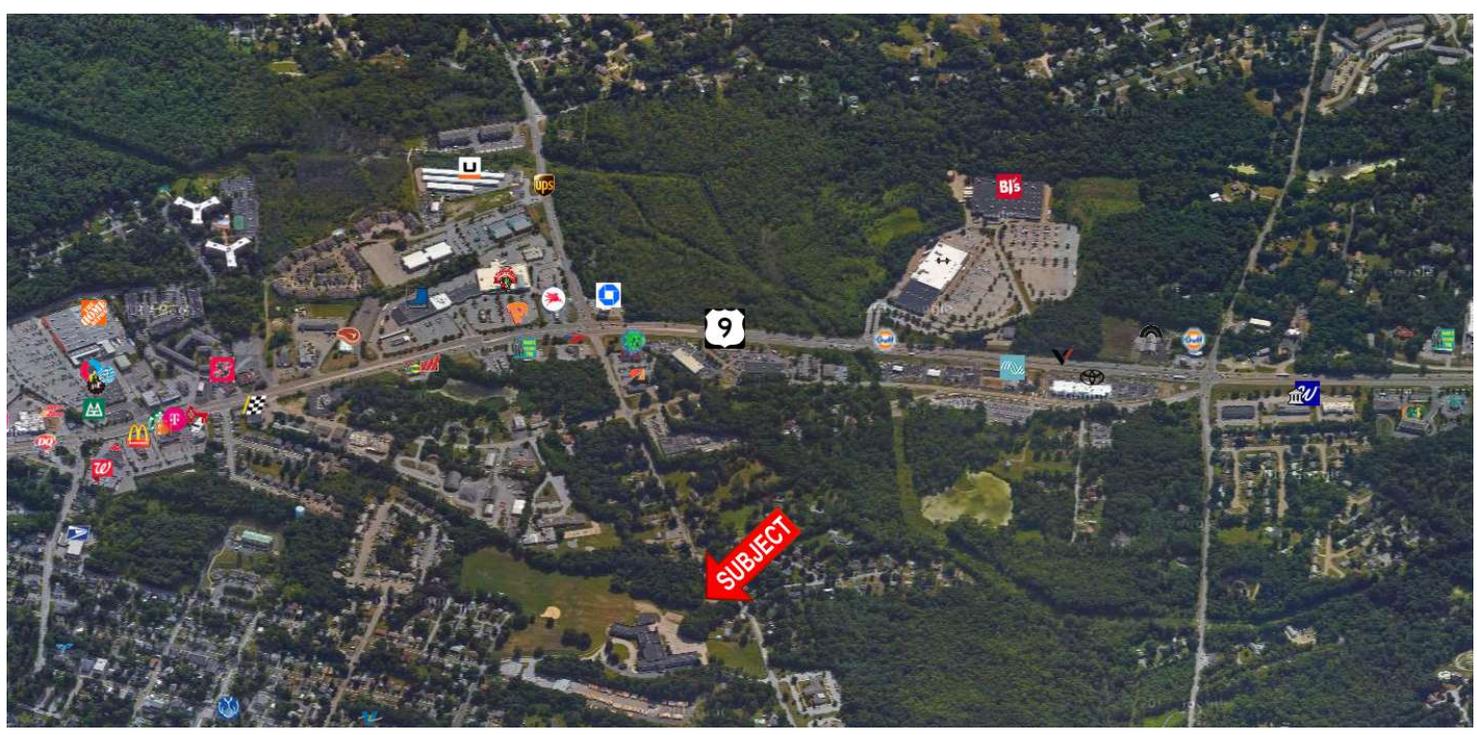
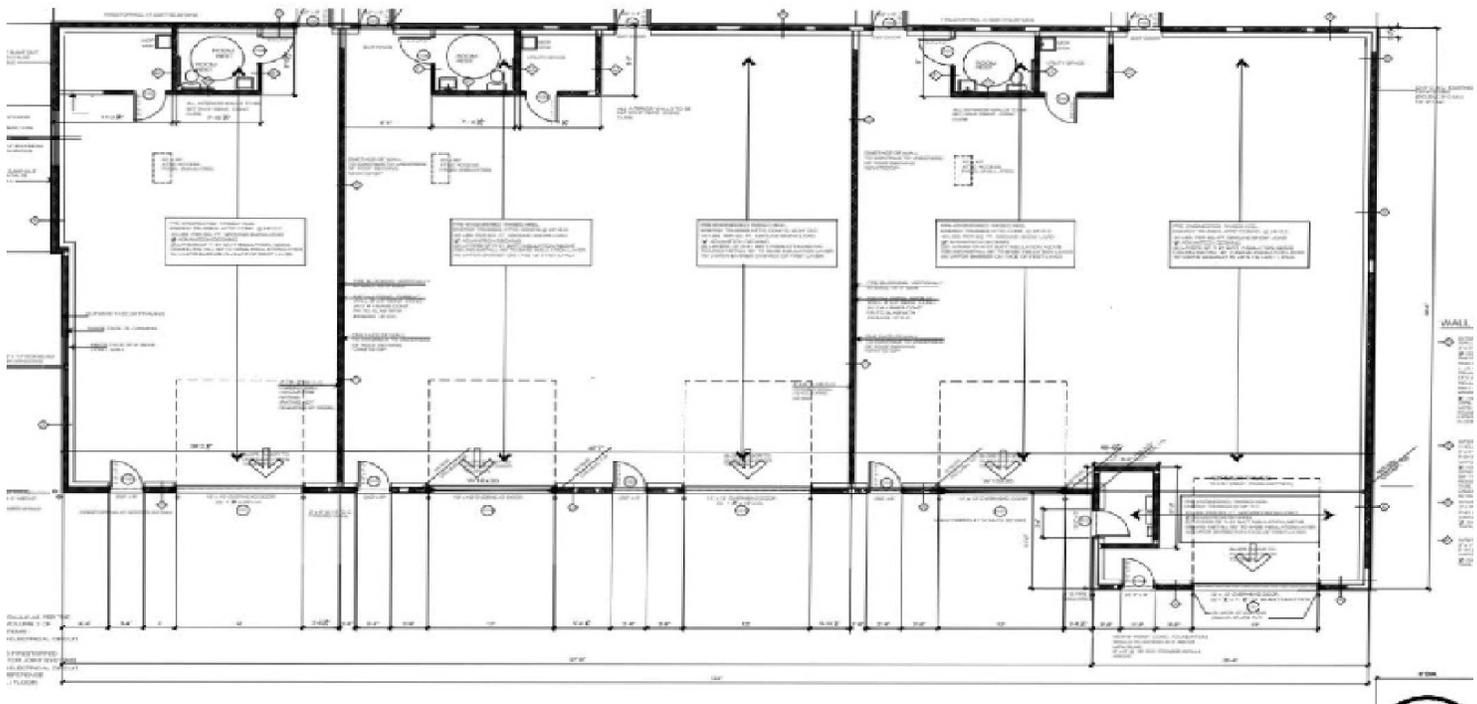
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For more information:
Thomas M. Cervone
845.485.3100
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NEARBY POUGHKEEPSIE GALLERIA & SOUTH HILLS HOME DEPOT, LOWES, ADAMS FAIRACRE FARMS

KOHL'S, BJ'S, TARGET, WALMART, BEST BUY, MICHAEL'S, MACY'S, & MORE



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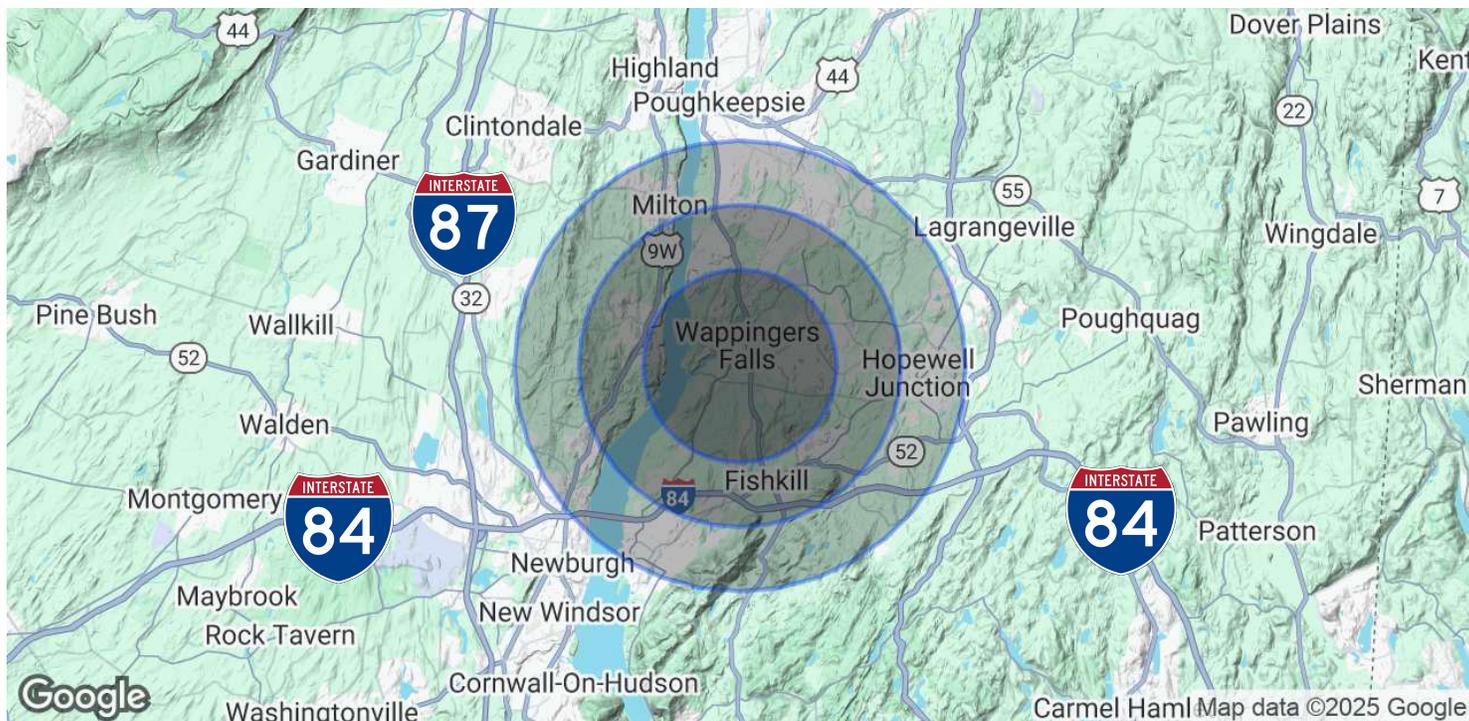
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 28,370 | 80,504 | 133,687 |
| Average Age | 43 | 43 | 43 |
| Average Age (Male) | 42 | 42 | 42 |
| Average Age (Female) | 44 | 44 | 44 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,389 | 30,609 | 51,493 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$126,053 | \$134,824 | \$141,222 |
| Average House Value | \$403,542 | \$415,918 | \$434,620 |

Demographics data derived from AlphaMap



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