



INDUSTRIAL SPACE FOR LEASE

154 GARDEN STREET, POUGHKEEPSIE, NY 12601



LIGHT INDUSTRIAL; WAREHOUSE, STORAGE

ADDRESS: 154 Garden Street
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge
(4 Minutes / 1.4 Miles)
Poughkeepsie Train Station
(Metro-North Hudson Line)
(4 Minutes / 1.2 Miles)

SPACE AVAILABLE: Warehouse: 2,500 SF

BUILDING SIZE: 7,536 SF

ZONING: W-G

LEASE PRICES: Warehouse: \$2,500 Per Month



PROPERTY OVERVIEW

CR Properties is pleased to offer For Lease a Industrial Space located at 154 Garden Street, Poughkeepsie, NY. Within close proximity is the Mid-Hudson Bridge, (4 minutes / 1.4 miles) and the Poughkeepsie MTA Train Station is (4 minutes / 1.2 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.



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:

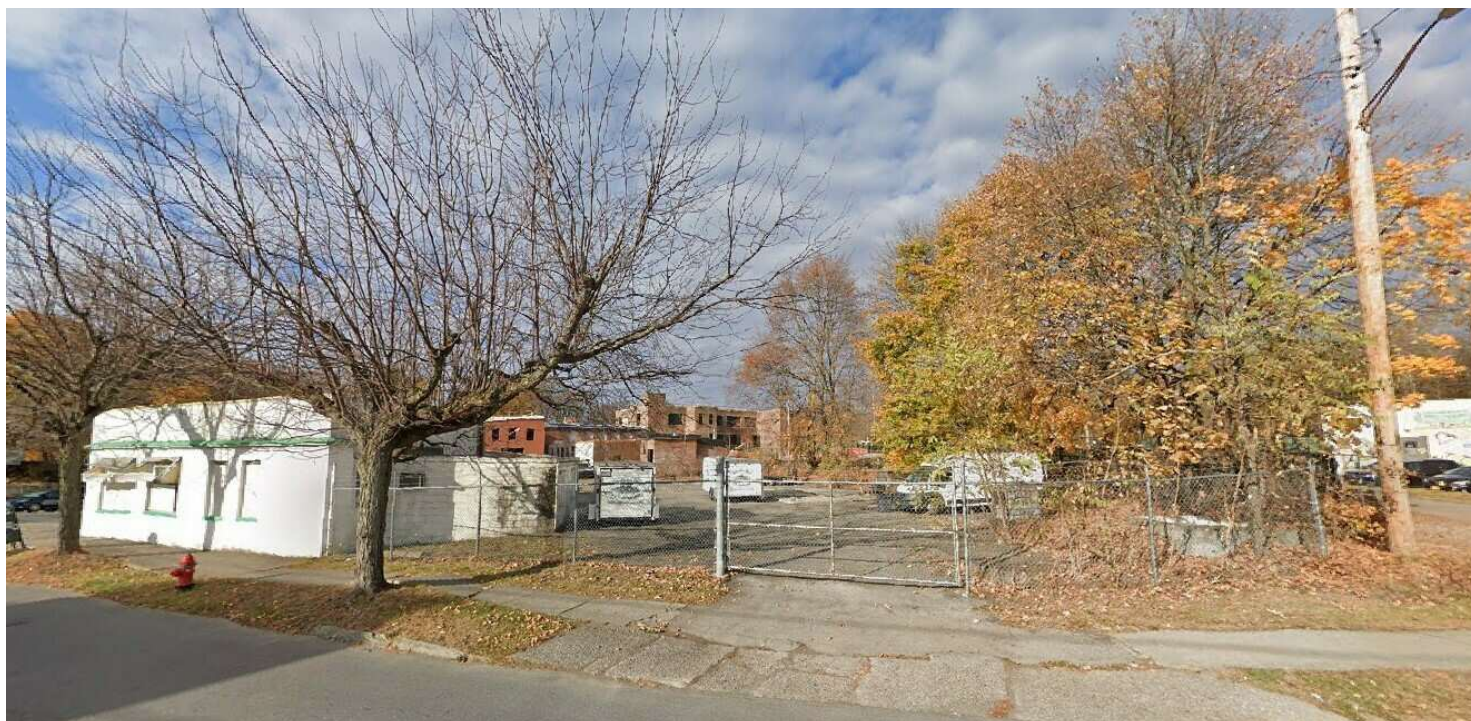
Mark Cuatt
845.485.3100 x23
mark@crproperties.com



LIGHT INDUSTRIAL

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TWO 10' OVERHEAD DOORS, DOOR IN BACK LEADS TO YARD SPACE



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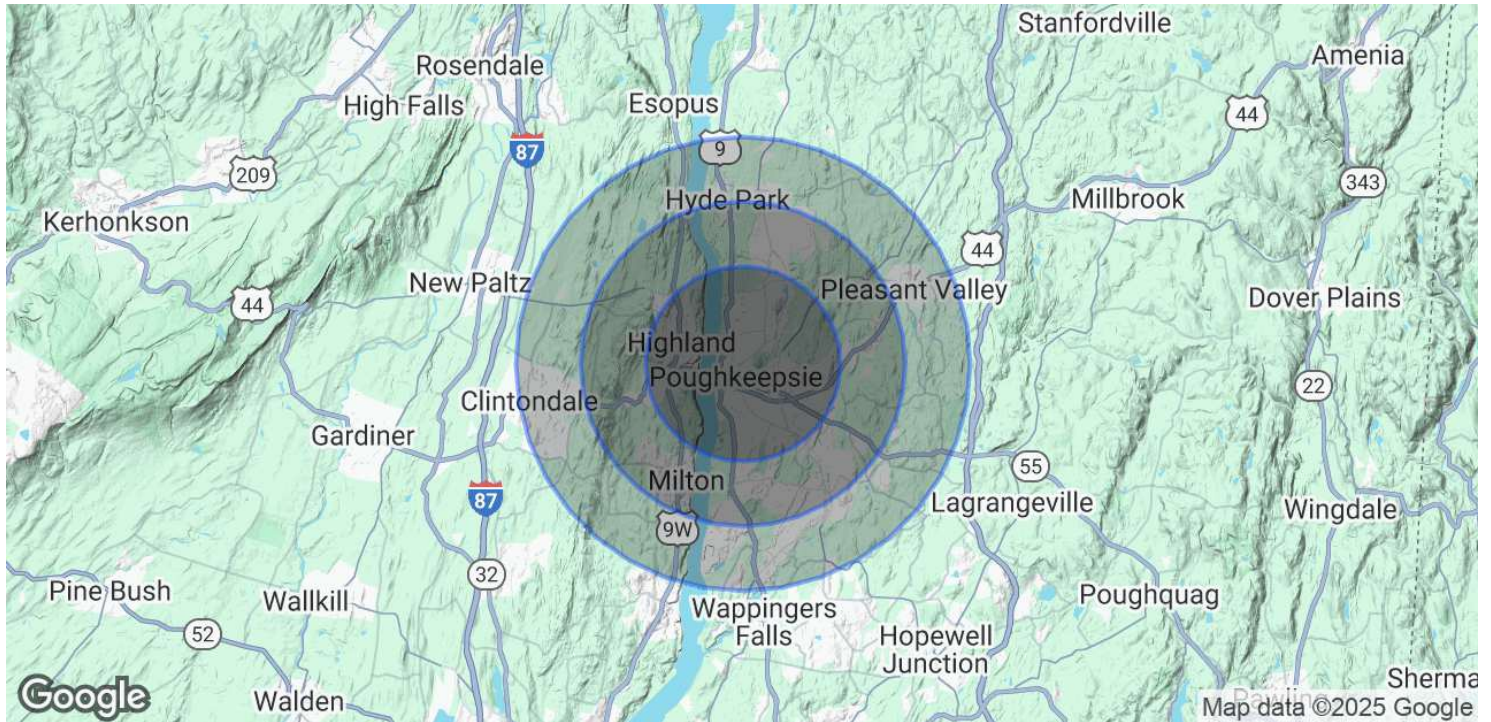
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

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POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	63,990	92,426	128,393
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,162	34,937	48,836
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$99,023	\$112,077	\$118,153
Average House Value	\$300,108	\$337,876	\$355,774

Demographics data derived from AlphaMap



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