



SPACE FOR LEASE

199 WEST ROAD, PLEASANT VALLEY, NY 12569



ASSEMBLY / THINK TANK / PRODUCTION OFFICE

ADDRESS: 199 West Road
Pleasant Valley, NY 12569

LOCATION: **U.S. Route 44**
(2 Minutes / 1.1 Miles)
Taconic State Parkway
(9 Minutes / 4.6 Miles)
Mid-Hudson Bridge
(15 Minutes / 7 Miles)

AVAILABLE SF: 5,034 ± SF

BUILDING SIZE: 39,765 SF

LOT SIZE: 5 ± Acres

ZONING: OI - Office & Light Industrial

LEASE RATE: \$20.00 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer office & manufacturing / warehouse / industrial space For Lease at 199 West Road, Pleasant Valley, NY 12569. There is 5,034 SF available. The site has water, sewer, gas, & electric. Cotenants include The Anderson Foundation, Gold Star Gymnastics & Consigli Construction. Nearby Demand Generators include, Joseph D'Aquanni West Road Intermediate School, Hudson Valley Federal Credit Union, Pleasant Valley Town Court. Area Retailers include ACME Markets, CVS, McDonald's, Meyer Enterprises, Crown Energy Corp, and more.



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
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SPACE AVAILABLE: 5,034 SF
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OFFICE & LIGHT INDUSTRIAL ZONING



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EXISTING OFFICE PLAN

199 WEST ROAD, PLEASANT VALLEY, NY 12569

OFFICE SPACE, CONFERENCE ROOM, LOBBY AREA



Existing Office Plan
 1 2 3 4 8 1/4"=1'-0"
 5,815 SQ. FT.



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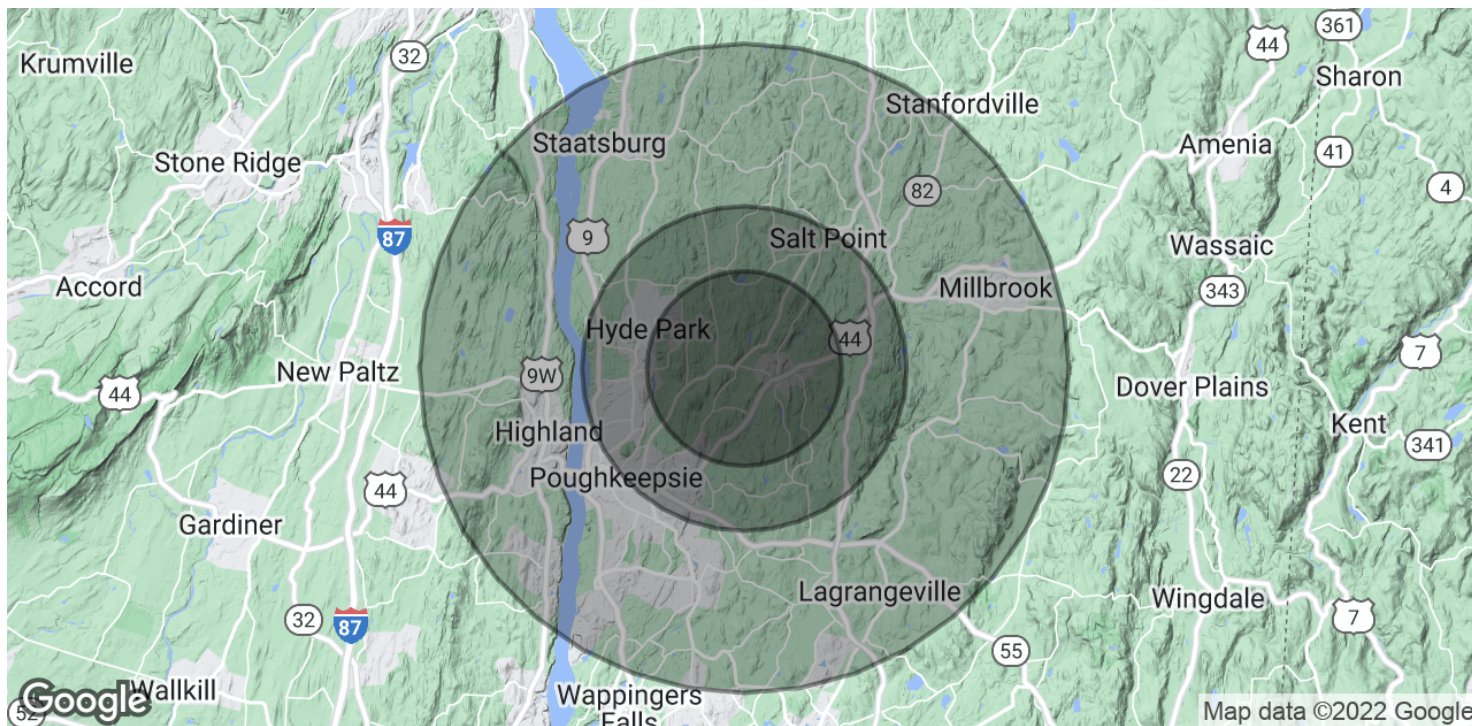
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	13,668	43,891	185,935
Average Age	41.2	37.9	37.6
Average Age (Male)	39.2	36.4	36.4
Average Age (Female)	42.7	38.9	38.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,331	16,003	67,825
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$84,463	\$81,916	\$80,299
Average House Value	\$339,085	\$317,551	\$329,379

* Demographic data derived from 2010 US Census



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