



### 44 Crugers Station Road

Town of Cortlandt, Westchester County NY | M1 Industrial Zone

ASKING PRICE

# \$2,450,000

**7,068 SF**

TOTAL BLDG AREA

**5,748 SF**

INTERIOR AREA

**3,012 SF**

WAREHOUSE SPACE

**14 FT**

DOOR HEIGHT

**22+ FT**

WAREHOUSE CEILINGS

**1988**

YEAR BUILT

#### PROPERTY OVERVIEW

This well-maintained warehouse-office facility presents an exceptional opportunity for owners or investors seeking a versatile industrial property in Westchester County. Zoning, structural design, and parking of the asset provide for a wide range of commercial and industrial uses.

This industrial property provides 2,867 SF of clear-span workspace with 22 ft ceilings, two 14 ft, overhead doors, concrete floors, as well as an additional storage room, office space, and a full and half bathroom. There is a 1,464 SF covered rear storage area expanding storage capacity. Roof-mounted solar panels, municipal water, and ample asphalt parking complete this turn-key industrial offering — ideal for contractors, distributors, or any business requiring quality office space combined with functional warehouse operations.



#### PROPERTY DETAILS

<b>Zoning</b>	M1 Industrial
<b>Lot Area</b>	37,442± SF (0.85 Acres)
<b>Total Bldg Area</b>	7,068 SF
<b>Interior Area</b>	5,748 SF
<b>Office Space</b>	2,736 SF (1,368 SF / floor, 2 floors)
<b>Warehouse</b>	3,012 SF
<b>Covered Storage</b>	1,320 SF (rear)
<b>Year Built</b>	1988
<b>Construction</b>	Steel frame / Concrete foundation
<b>Exterior</b>	Aluminum panel / Stucco
<b>Roof</b>	Gable / Metal standing seam
<b>Floors</b>	Concrete slab
<b>Electrical</b>	Romex / Circuit breakers
<b>HVAC</b>	Central A/C + Propane Heat
<b>Plumbing</b>	Municipal water / Septic
<b>Fire Protection</b>	Sprinkler system
<b>Parking</b>	Asphalt – Paved
<b>Solar</b>	Roof-mounted solar panels

#### ANNUAL REAL ESTATE TAXES

Town Tax (2026):	\$9,772.52
School Tax (2025):	\$23,327.25
<b>Total Annual Taxes:</b>	<b>\$33,099.77</b>

#### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | barry.synnott@coldwellbankermoves.com  
202 Katonah Ave Ste 13B, Katonah, NY 10536

#### Thomas Cane

Associate Agent | Coldwell Banker Realty  
914-299-8688 | thomas.cane@cbrealty.com  
366 Underhill Ave, Yorktown Heights, NY 10598



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE - \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson, NY

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
366 Underhill Ave, Yorktown Heights, NY 10598



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE – \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson, NY

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
366 Underhill Ave, Yorktown Heights, NY 10598



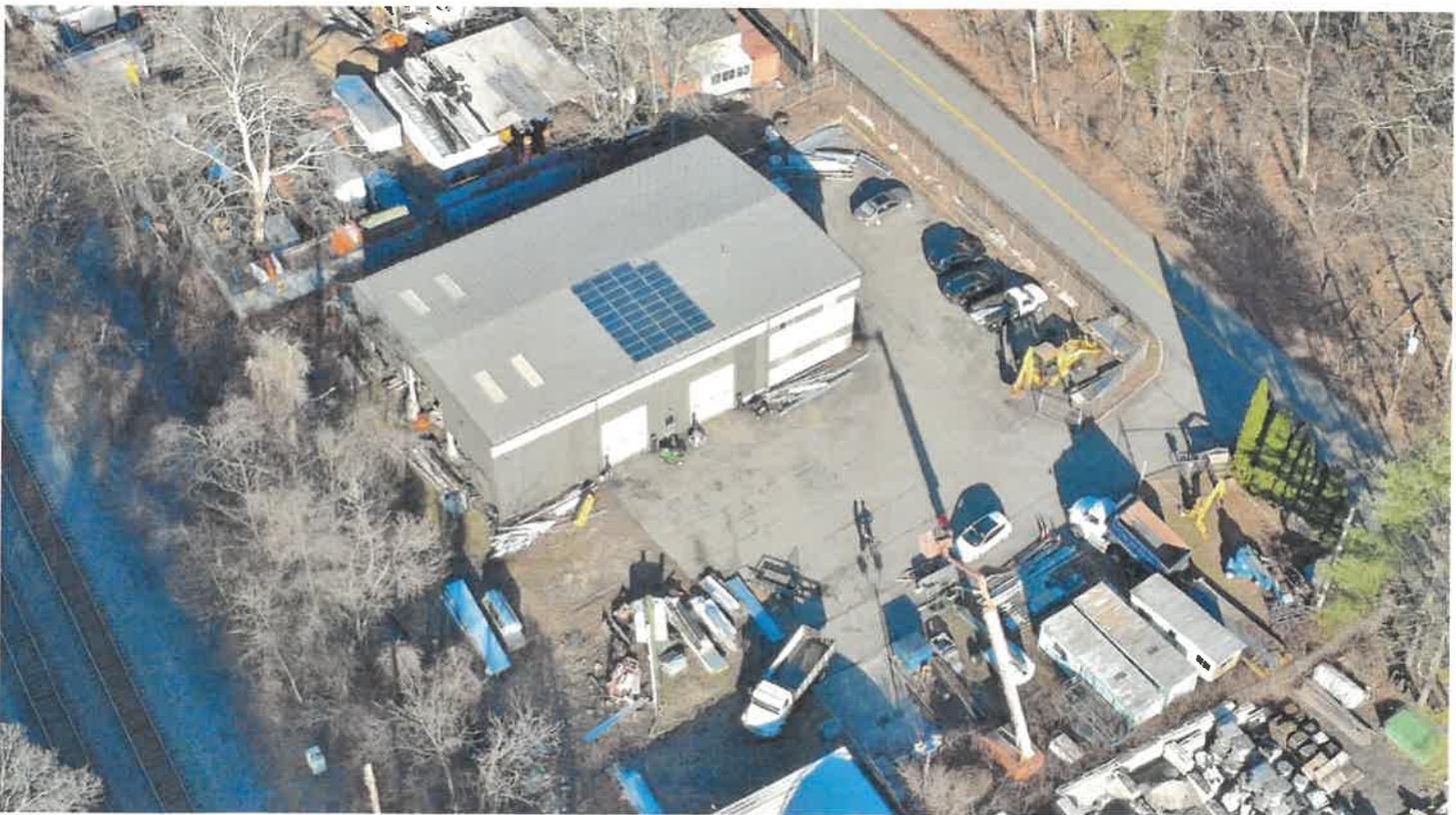
**COLDWELL BANKER COMMERCIAL**

Katonah, New York | Westchester County

**FOR SALE – \$2,450,000**

44 Crugers Station Rd, Croton-on-Hudson, NY

**PHOTO GALLERY**



**Barry Synnott**

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

**Thomas Cane**

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
3666 Underhill Ave, Yorktown Heights, NY 10593



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE – \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson NY

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
3666 Underhill Ave, Yorktown Heights, NY 10598



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE – \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson NY

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
366 Underhill Ave, Yorktown Heights, NY 10598



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE – \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson NY

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
366 Underhill Ave, Yorktown Heights, NY 10598



# COLDWELL BANKER COMMERCIAL

Katonah, New York | Westchester County

FOR SALE – \$2,450,000

44 Crugers Station Rd, Croton-on-Hudson N

## PHOTO GALLERY



### Barry Synnott

Associate Broker | Coldwell Banker Commercial  
914-907-5487 | [barry.synnott@coldwellbankermoves.com](mailto:barry.synnott@coldwellbankermoves.com)  
202 Katonah Ave Ste 13B, Katonah, NY 10536

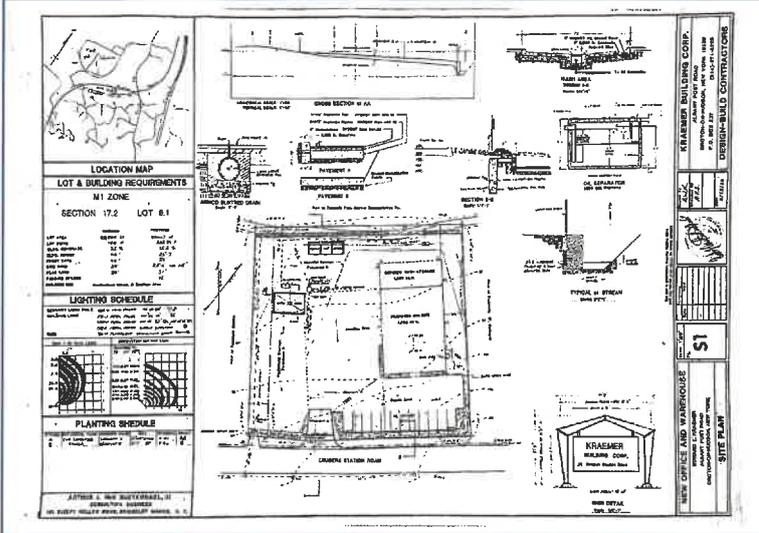
### Thomas Cane

Associate Agent | Coldwell Banker Commercial  
914-299-8688 | [thomas.cane@cbrealty.com](mailto:thomas.cane@cbrealty.com)  
3666 Underhill Ave, Yorktown Heights, NY 10598

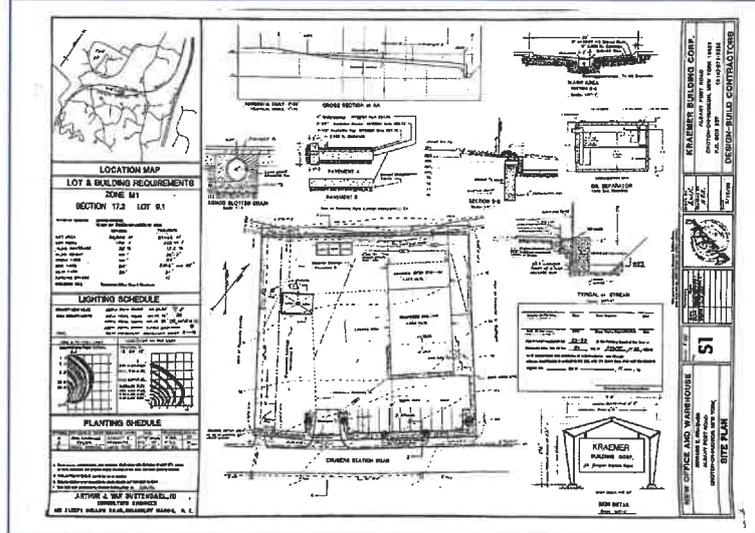


BUILDING & SITE PLANS

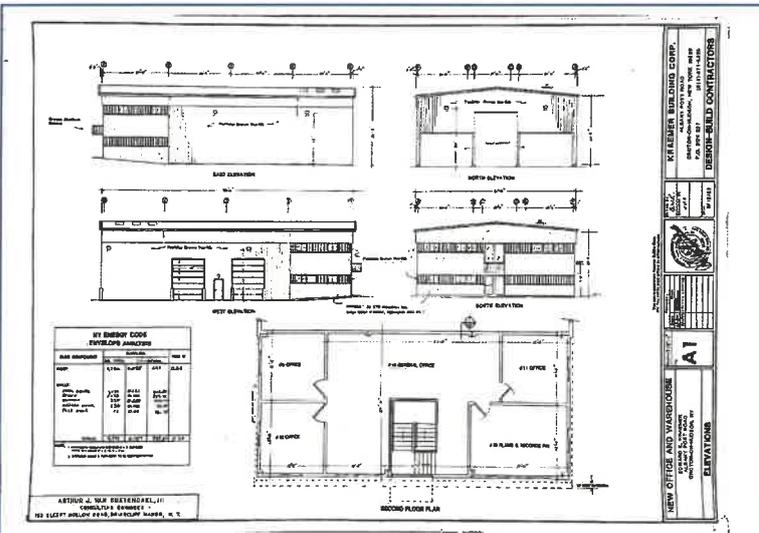
Original architectural and engineering drawings by Kraemer Building Corp & Arthur J. Van Suetendael III, Consulting Engineer. Dated 1988.



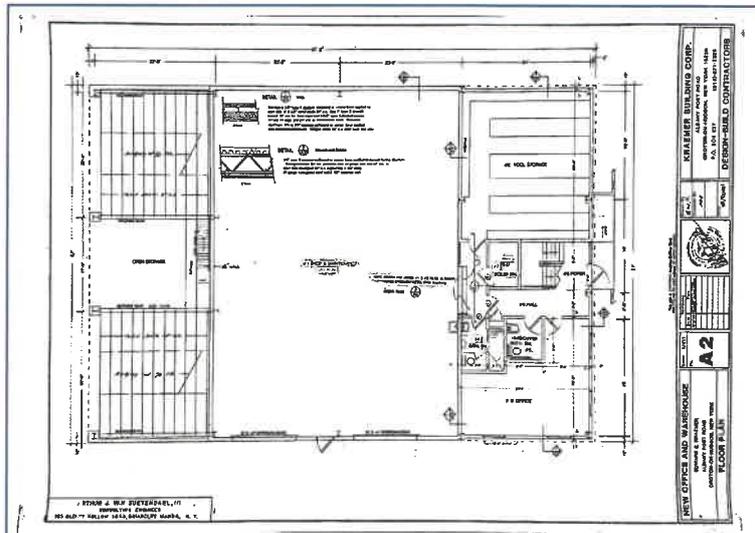
Site Plan (S1) - Lot & Building Layout



Site Plan (S2) - Approved Plan with Board Signatures



Elevations (A1) - East, West, North, South + 2nd Floor



Floor Plan (A2) - Ground Floor Layout

