



WAREHOUSE, REFRIGERATION, & STORAGE

195 HUDSON STREET, CORNWALL-ON-HUDSON, NY 12520



WAREHOUSE, STORAGE, DISTRIBUTION

PROPERTY DESCRIPTION

CR Properties Group is pleased to offer For Lease a Food Distribution and Storage Building on 195 Hudson Street, Cornwall-on-Hudson, NY 12520 (NY Route 218). This Building includes 20,000 ± SF of Warehouse, 7,500 ± SF of Refrigeration / Freezer Space and 2,500 ± SF of Office Space. Nearby Interstate 84 is 19 minutes / 6.4 miles away and Interstate 87 (NYS Thruway) is 23 minutes / 8.7 miles away. There is 297' of frontage on Payson Road. Inside are four overhead doors (two drive-ins and two truck loading docks). Located in the Lower Hudson Valley Region of New York State.

LOCATION DESCRIPTION

US Route 9W - (3 Minutes / 1.1 Miles)

Interstate 84 - (19 Minutes / 6.4 Miles)

Interstate 87 - (NYS Thruway) (23 Minutes / 8.7 Miles)

Newburgh-Beacon Bridge - (16 Minutes / 7.9 Miles)

Bear Mountain Bridge - (16 Minutes / 11 Miles)

Woodbury Common Premium Outlets - (20 Minutes / 12 Miles)

OFFERING SUMMARY

Lease Rate: \$8.00 SF/yr (Modified Gross, Includes Taxes)

Available SF: 2,500 - 32,500 SF

Building Size: 54,854 SF

| SPACES | SPACE SIZE |
|-----------------------------|------------|
| Office Space | 2,500 SF |
| Cold Refrigeration, Storage | 7,500 SF |
| Warehouse / Storage Space | 20,000 SF |
| Warehouse & Office Space | 32,500 SF |

PROPERTY HIGHLIGHTS

- Frontage: 281' - Hudson Street (NY Rte 218)
- Frontage: 297' - Payson Road
- Traffic Count: 23,945 AADT - (Nearby Rte 9W)



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:

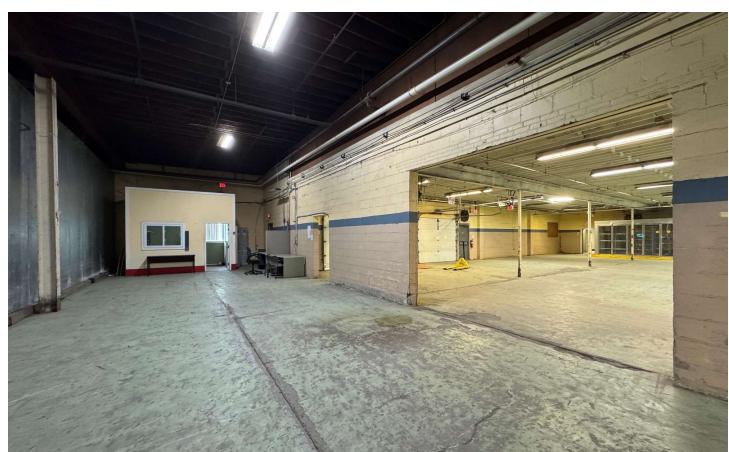
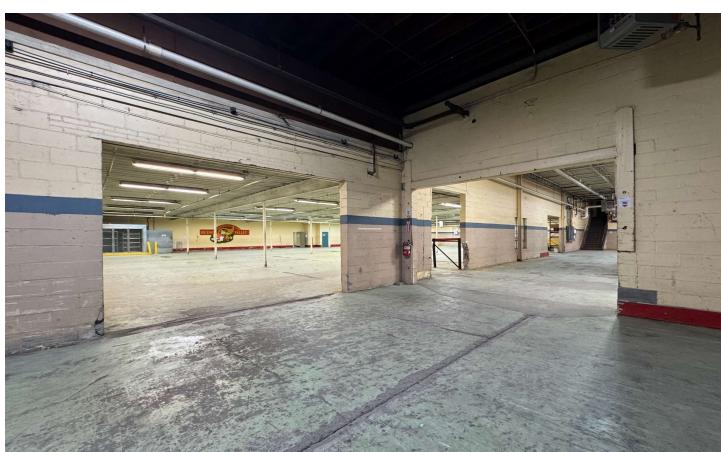
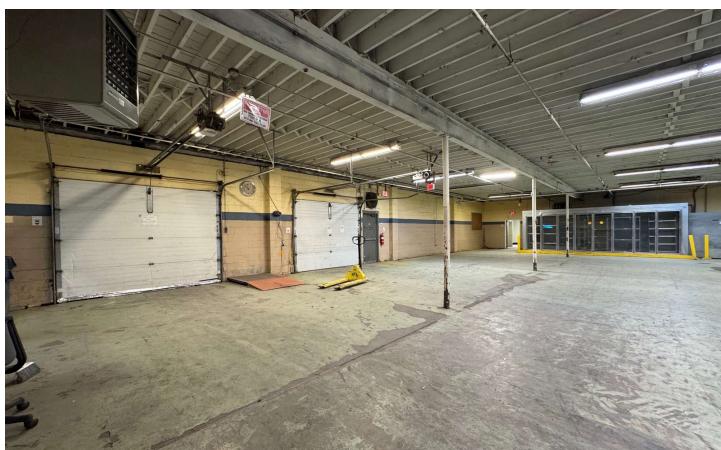
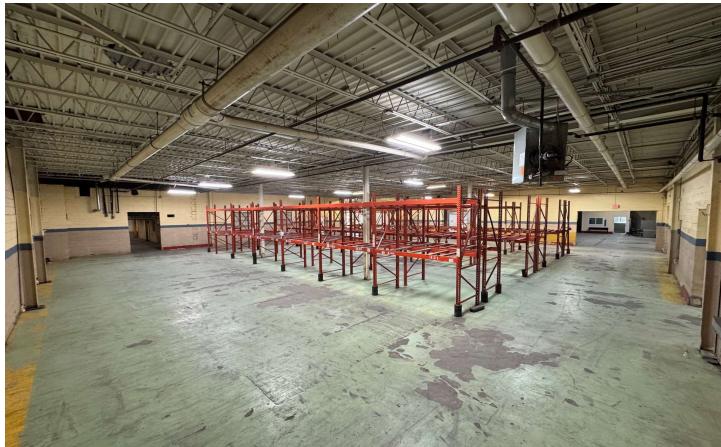
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WAREHOUSE - DISTRIBUTION

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20,000 ± SF OF WAREHOUSE / STORAGE



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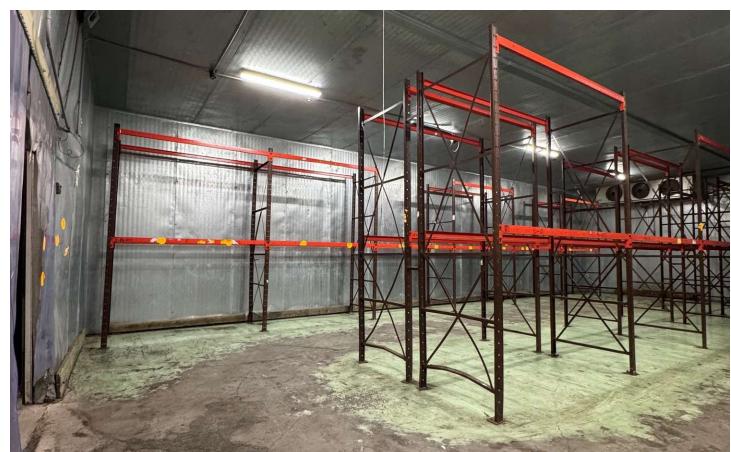
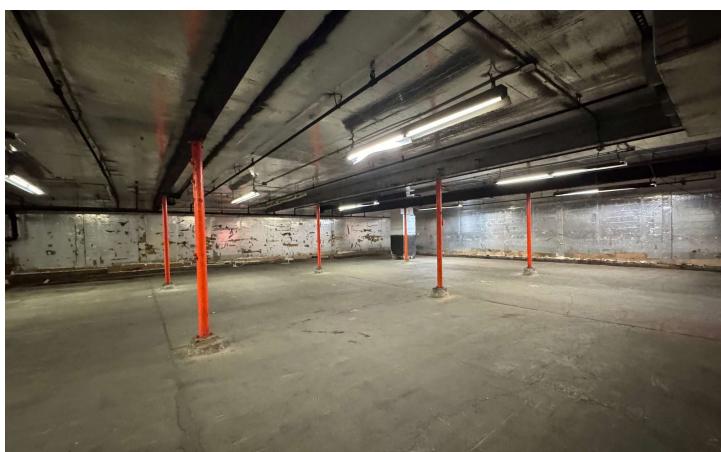
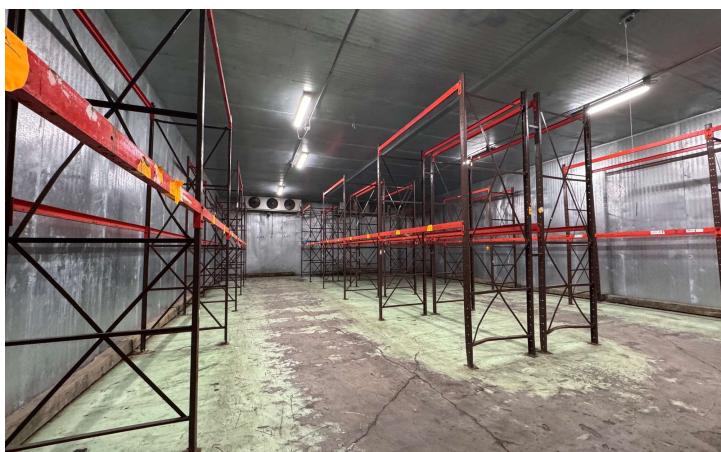
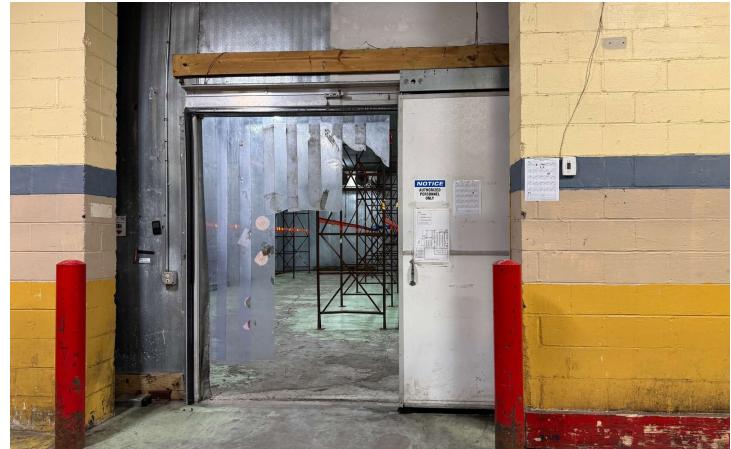
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COLD REFRIGERATION, STORAGE VARIABLE CEILING HEIGHTS (10-16')

7,500 ± SF REFRIGERATION / FREEZER SPACE



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OFFICE SPACE, RECEPTION AREA

195 HUDSON STREET, CORNWALL-ON-HUDSON, NY 12520

WAITING ROOM, OFFICE DESKS, BREAK ROOM | 2,500 ± SF OF OFFICE SPACE



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INTERSTATE 84 - (19 MINUTES / 6.4 MILES) INTERSTATE 87 (NYS THRUWAY) - (23 MINUTES / 8.7 MILES)

WOODBURY COMMON PREMIUM OUTLETS - 20 MINUTES AWAY



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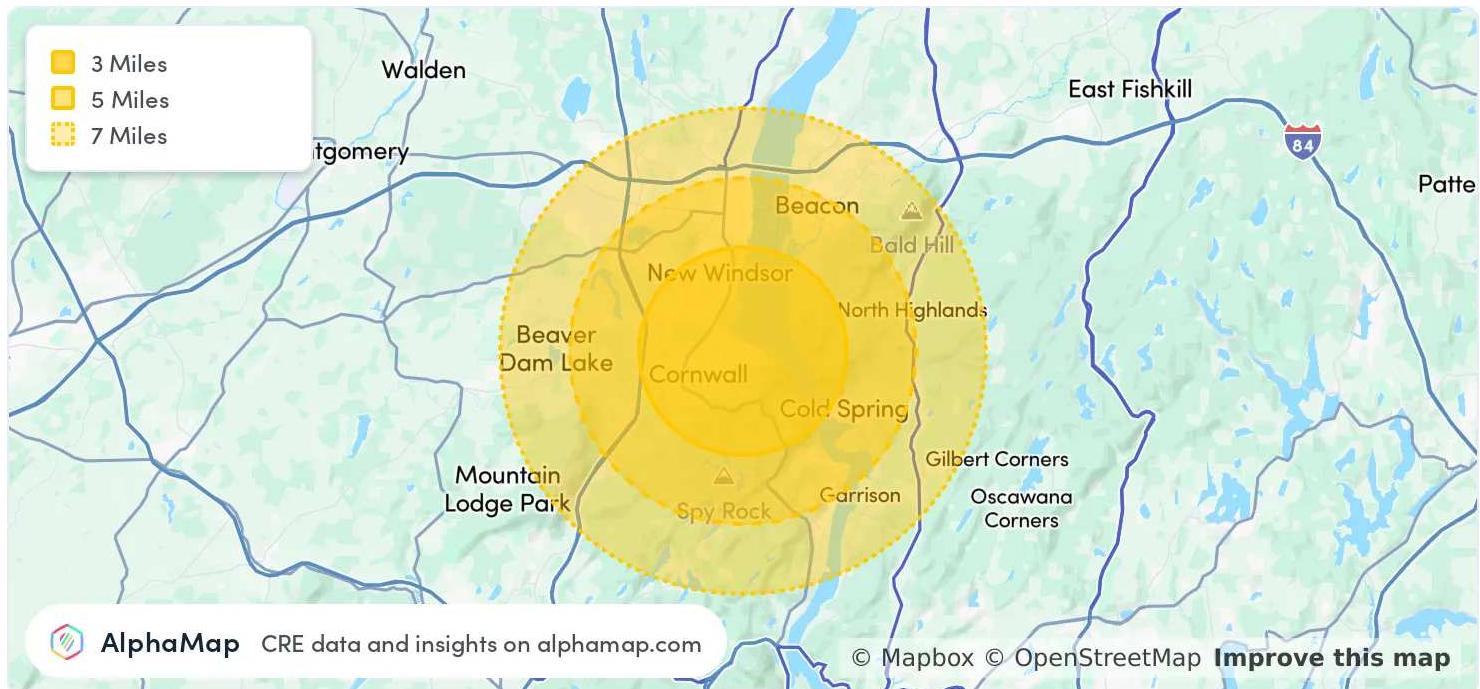
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD, & INCOME

LOWER HUDSON VALLEY REGION OF NEW YORK STATE



POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 22,247 | 83,084 | 122,672 |
| Average Age | 43 | 39 | 40 |
| Average Age (Male) | 41 | 38 | 38 |
| Average Age (Female) | 44 | 40 | 41 |

HOUSEHOLD & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 9,032 | 29,944 | 43,843 |
| Persons per HH | 2.5 | 2.8 | 2.8 |
| Average HH Income | \$122,913 | \$118,905 | \$121,883 |
| Average House Value | \$397,410 | \$391,456 | \$403,362 |
| Per Capita Income | \$49,165 | \$42,466 | \$43,529 |

Map and demographics data derived from AlphaMap



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