



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 \pm SF of Warehouse, 7,500 \pm SF of Refrigeration / Freezer Space and 2,500 \pm 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

Office Space	2,500 SF
Cold Refrigeration, Storage	7,500 SF
Warehouse / Storage Space	20,000 SF
Warehouse & Office Space	32,500 SF

SPACE SIZE

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:

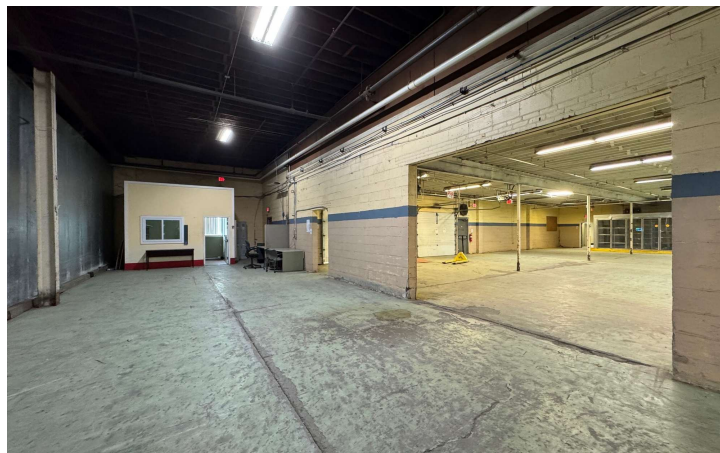
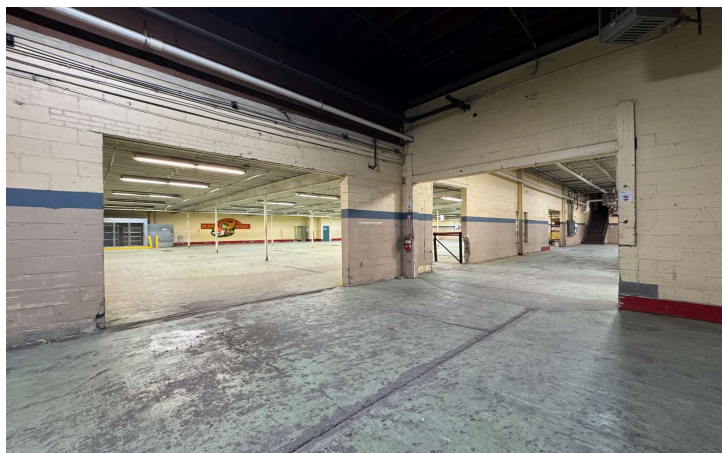
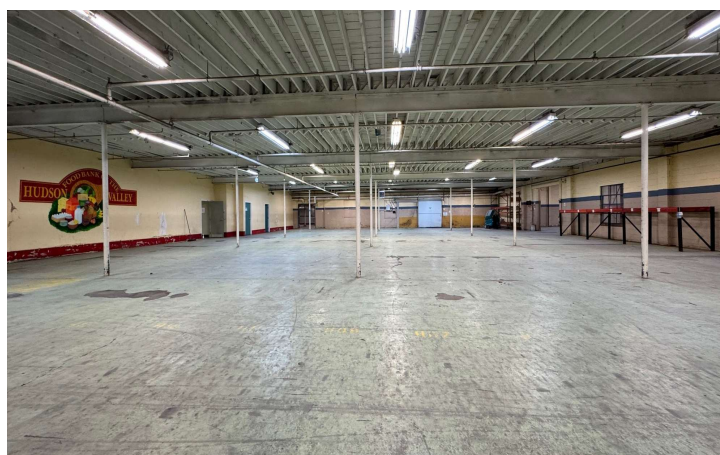
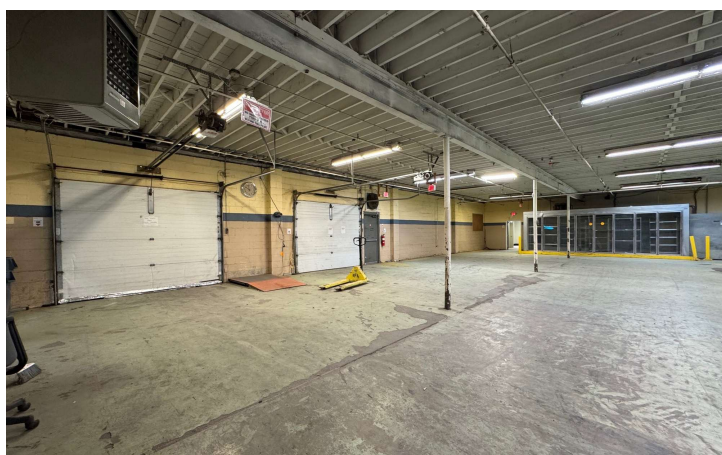
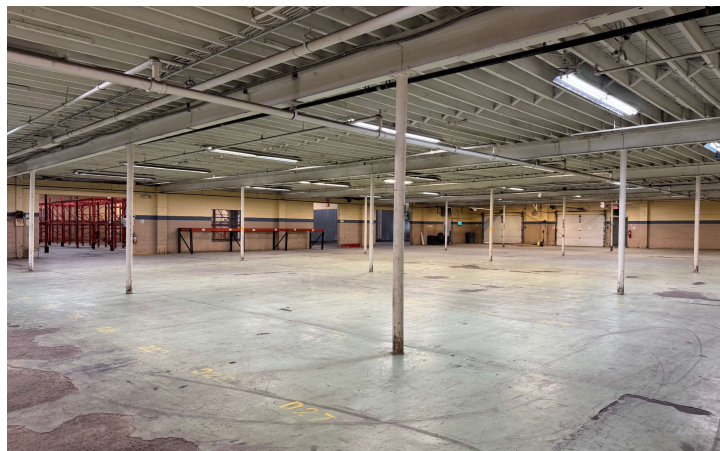
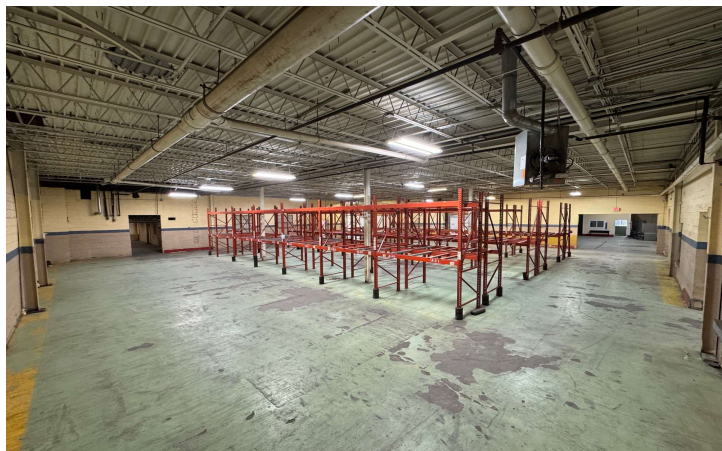
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WAREHOUSE - DISTRIBUTION

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20,000 ± SF OF WAREHOUSE / STORAGE



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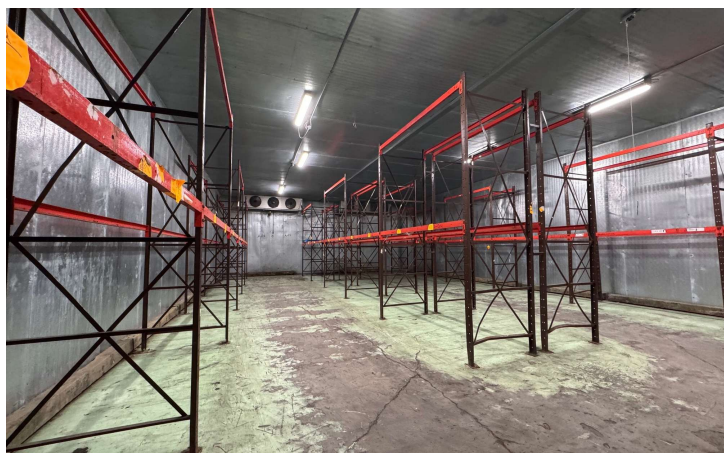
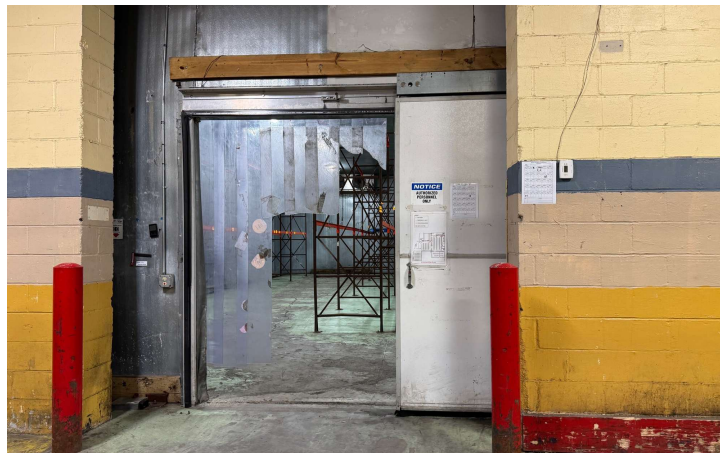
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COLD REFRIGERATION, STORAGE

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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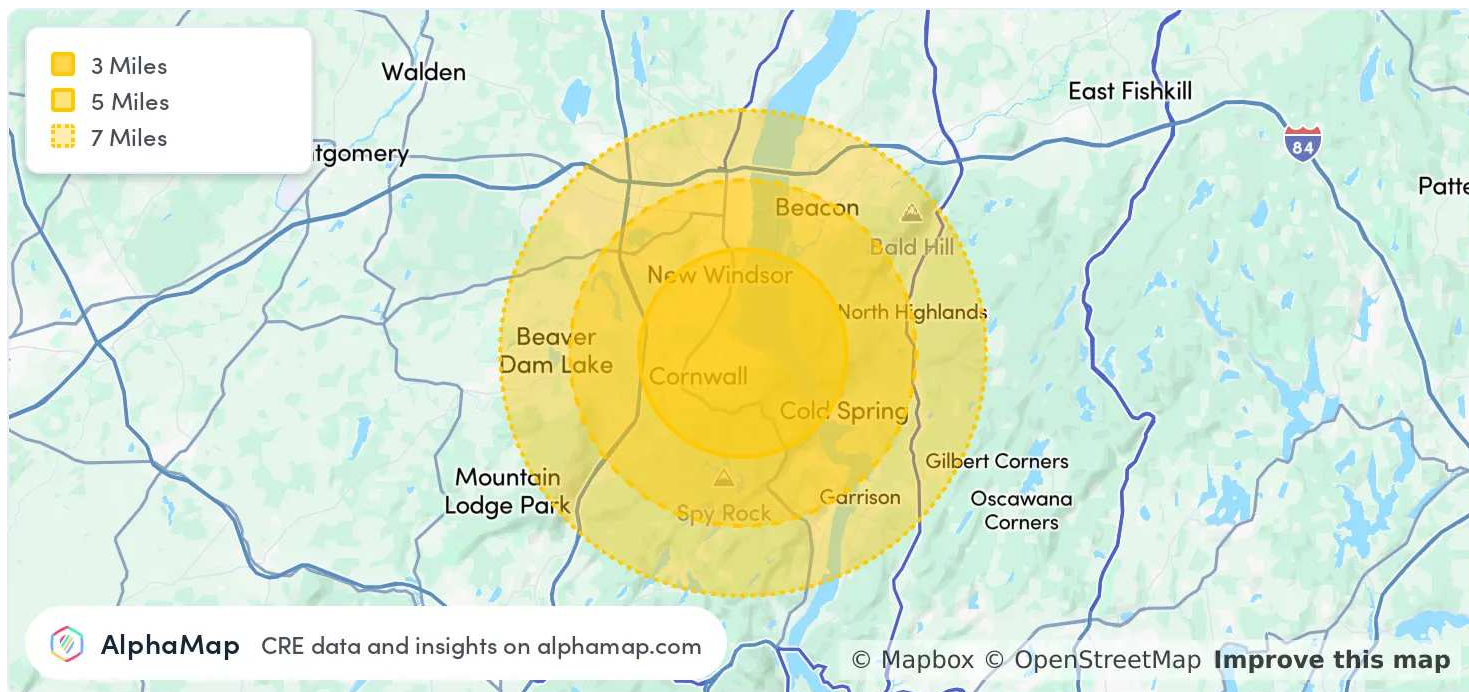
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DEMOGRAPHICS & STATISTICS

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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