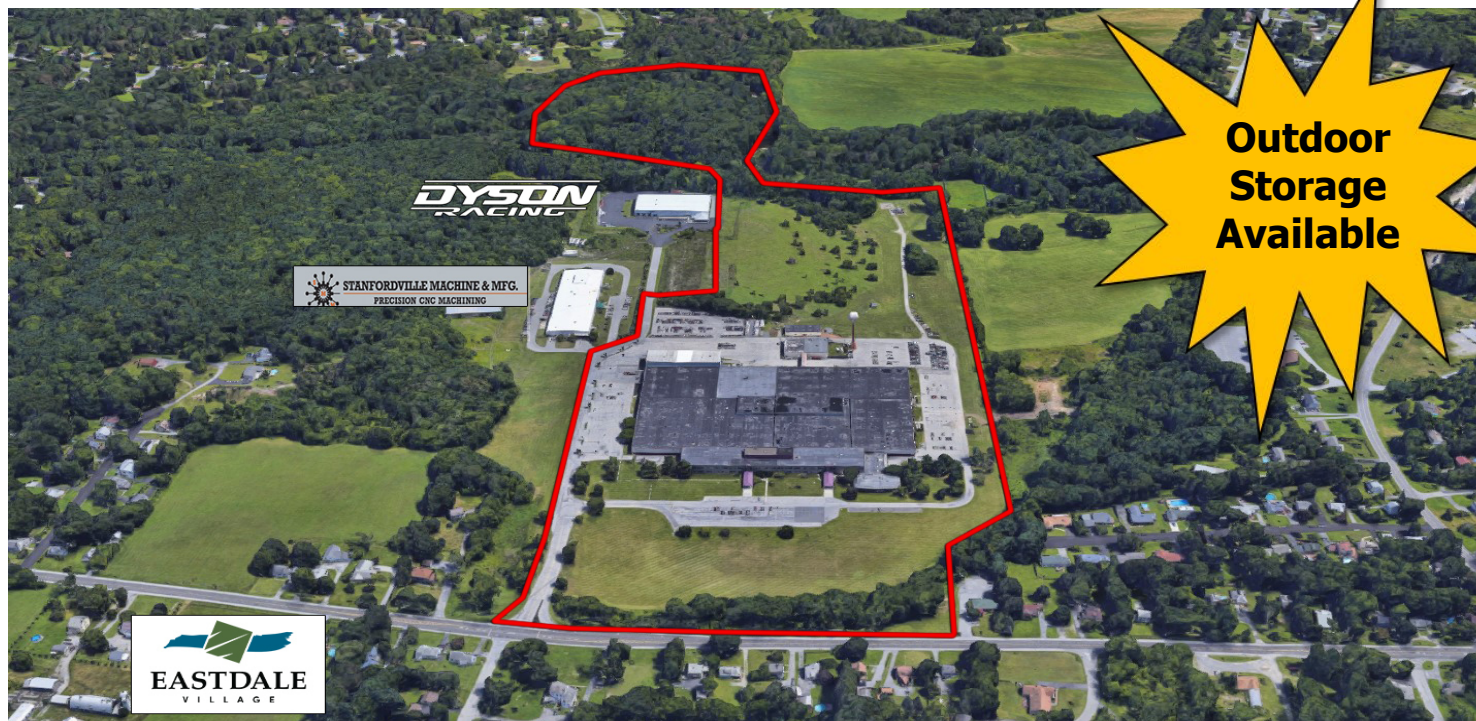




FOR LEASE - INDUSTRIAL / BUSINESS PARK

U.S. ROUTE 44, 900 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603



INDUSTRIAL | WAREHOUSE | MANUFACTURING | BACK OFFICE

ADDRESS:

U.S. Route 44
900 Dutchess Turnpike
Poughkeepsie, NY 12603

LOCATION:

MidHudson Bridge
(12 Minutes / 4.7 Miles)
Taconic State Parkway
(13 Minutes / 6 Miles)
Interstate 84 (Exit 44)
(32 Minutes / 15.8 Miles)
Interstate 87 (Exit 17)
(38 Minutes / 23.7 Miles)

BUILDING SIZE:

381,718 SF

SPACES AVAILABLE:

Space D: 13,383 SF

Space I: 31,718 SF

Production Space - Second Level: 45,000 SF

Outdoor Storage, Paved / Gravel, Yard Space / Fenced Parking

ASKING RATE:

\$12.50 Per Square Foot



PROPERTY OVERVIEW

CR Properties Group is pleased to offer spaces For Lease at 900 Dutchess Turnpike, Poughkeepsie, NY 12603. Suitable for Industrial, Warehouse, Manufacturing, Recreation, with Yard Space and Industrial Land Development Opportunities. 12 Minutes from the MidHudson Bridge & 13 Minutes from the Taconic State Parkway. Cotenants include, AP Packaging Corp, Vantage Manufacturing & Assembly, Prince Steel Fabricators, and Optimum Applied Systems. There are 18' Ceilings, Bay Doors are 40 x 40, Loading Dock and Driving Doors.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com

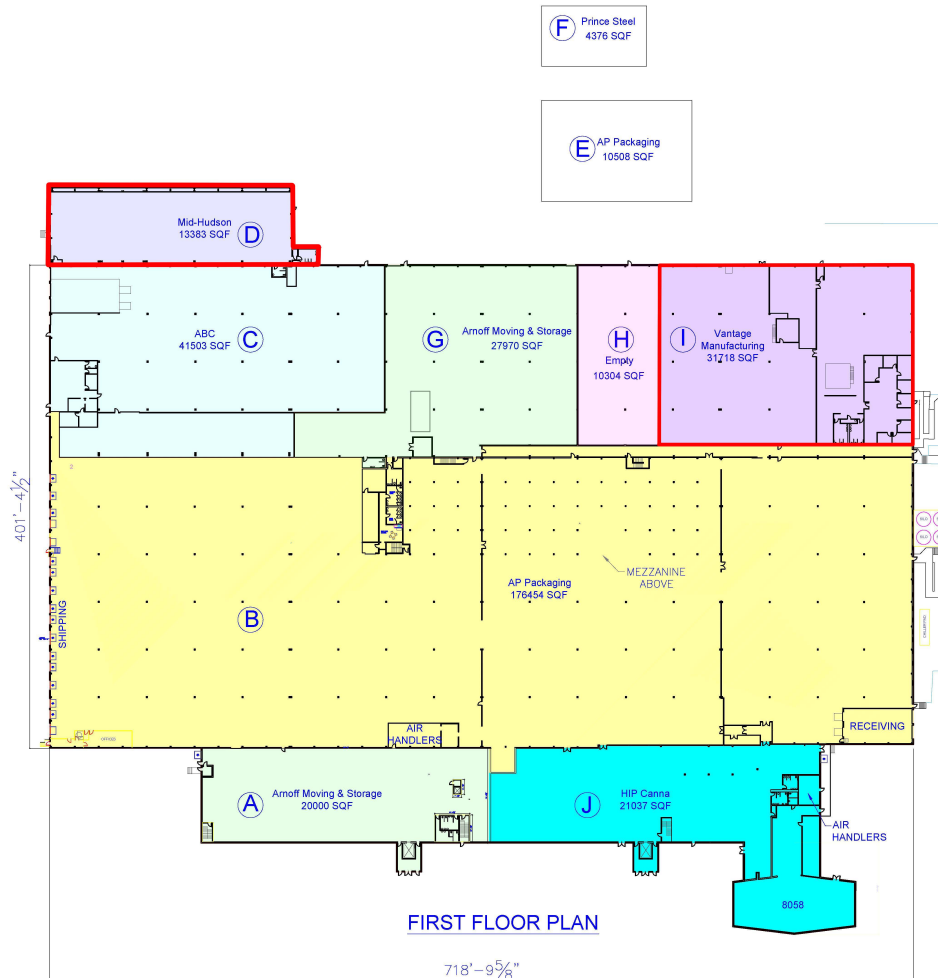


AVAILABLE SPACES

U.S. ROUTE 44, 900 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603

SPACE D - 13,383 SF, 30' HEIGHT, CLEAR SPAN 30 TON CRANE

**30 Ton Crane
Clear Span**



AVAILABLE SPACES

SUITE	SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
900 Dutchess Turnpike	Space D	13,383 SF	Gross	\$12.50 Per Square Foot
900 Dutchess Turnpike	Space I	31,718 SF	Gross	\$12.50 Per Square Foot
900 Dutchess Turnpike	Production Space - Second Level	45,000 SF	Gross	\$12.50 Per Square Foot
900 Dutchess Turnpike	Fenced Outdoor Storage		Gross	\$12.50 Per Square Foot



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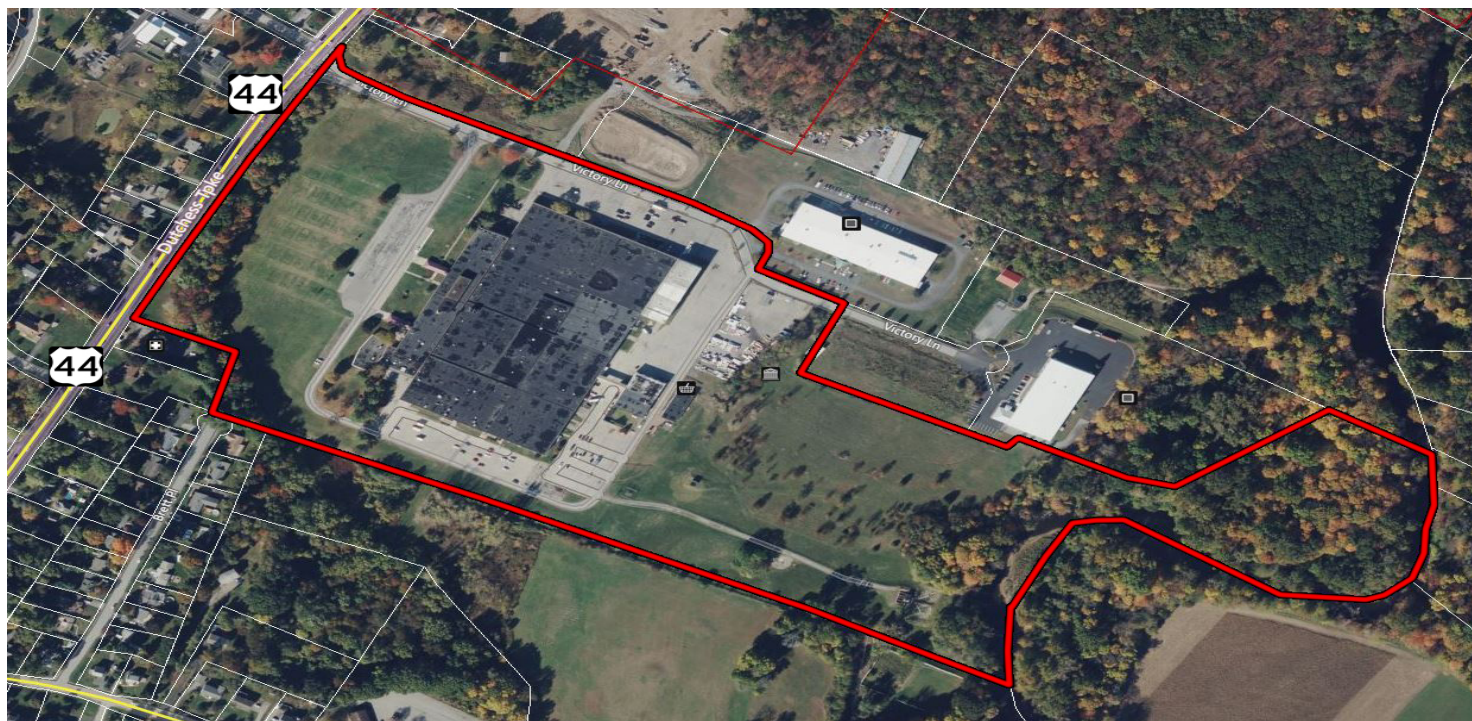
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CONTRACTOR'S YARD, OUTDOOR STORAGE OUTDOOR STORAGE, FENCED & PAVED

INDUSTRIAL | WAREHOUSE | FENCED YARD | OUTDOOR STORAGE



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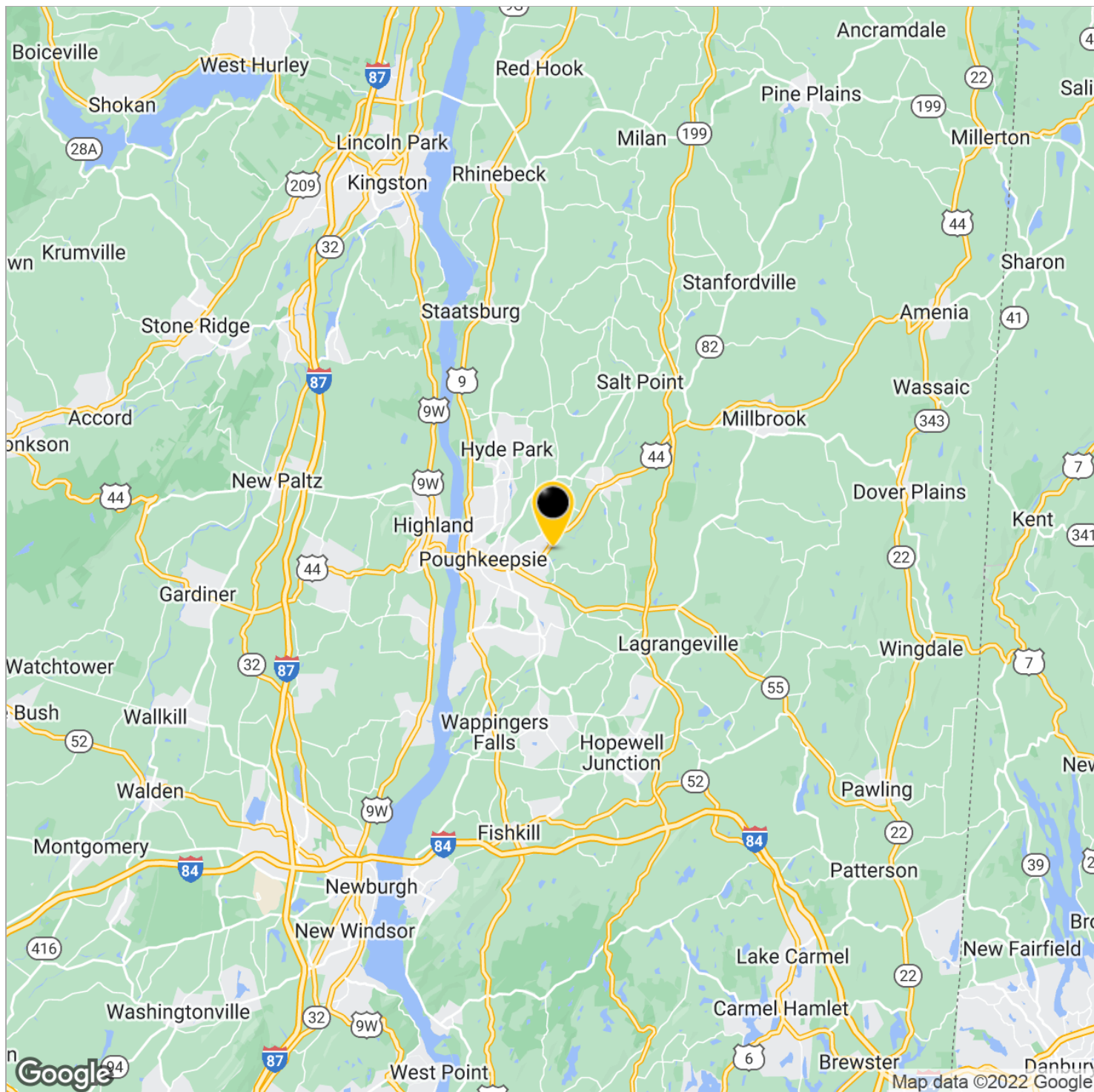
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MIDHUDSON BRIDGE: (12 MINUTES / 4.7 MILES) TACONIC STATE PARKWAY: (13 MINUTES / 6 MILES)

I84 (EXIT 44) - (32 MINUTES / 15.8 MILES) | I87 (EXIT 17) - (38 MINUTES / 23.7 MILES)



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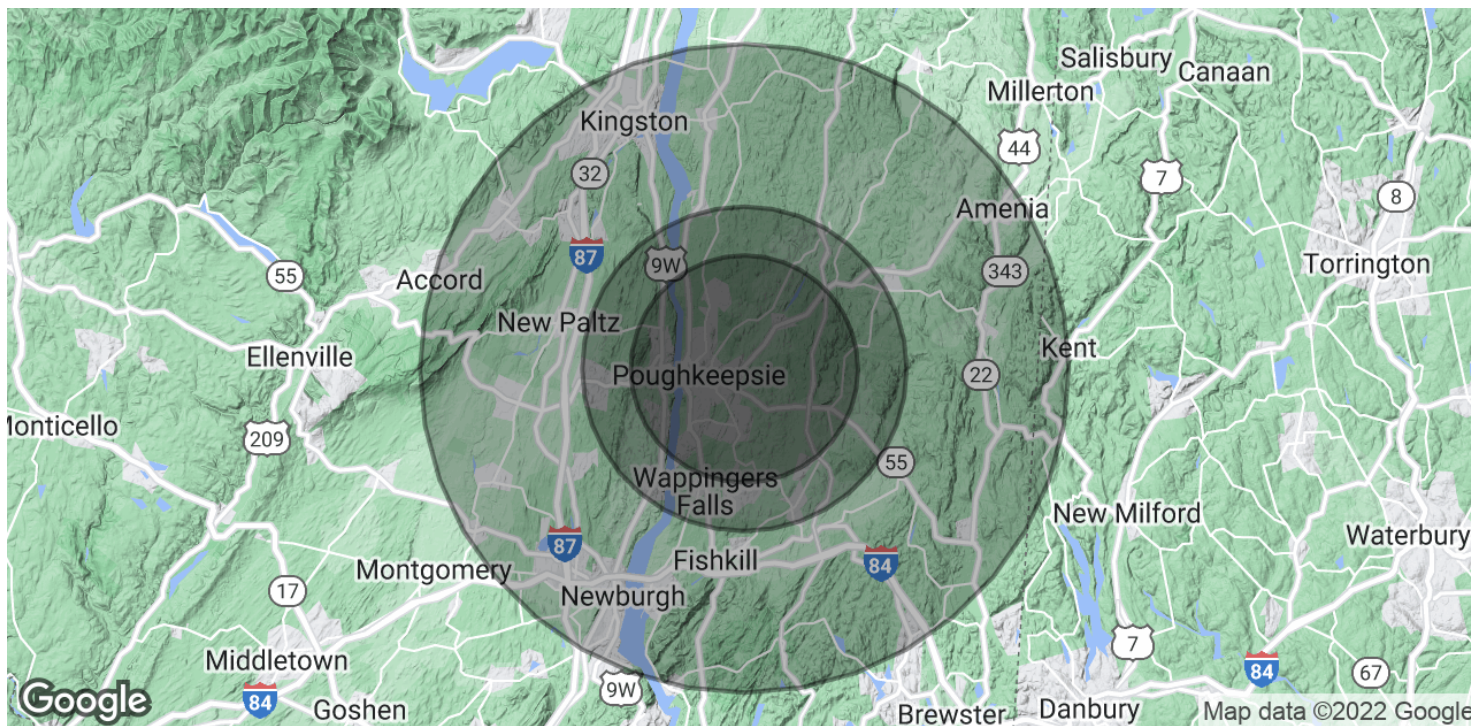
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HISTORIC HUDSON VALLEY POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	151,198	228,367	564,727
Average Age	36.7	37.8	38.5
Average Age (Male)	35.4	36.6	37.4
Average Age (Female)	37.5	38.6	39.1

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	55,166	83,295	205,318
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$76,722	\$81,041	\$81,681
Average House Value	\$306,600	\$330,044	\$331,346

* Demographic data derived from 2010 US Census



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