



MANUFACTURING / WAREHOUSE SPACES

NYS ROUTE 9G, 46 & 68 VIOLET AVENUE, POUGHKEEPSIE, NY 12601



10,000 SF - 30,000 SF AVAILABLE

ADDRESS: 46 & 68 Violet Avenue
Poughkeepsie, NY 12601

ACREAGE: 11.00 ± Acres - 46 Violet
0.34 ± Acres - 68 Violet
11.34 ± Acres - Total

FEATURES: 4 Interior Loading Docks
20' x 140' Outdoor Platform
Central Water, Sewer & Gas

ZONING: IH, Heavy Industrial

TRAFFIC COUNT: NYS RT 9G @ Pendell Rd - 11,248
AADT

UTILITIES: Gas & Electric
Water & Sewer
Fire Sprinkler

LEASE PRICE: \$12 Per SF, Modified Gross

PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a large manufacturing facility located on NYS Route 9G in Poughkeepsie. The property is equipped with 4 interior loading docks, a 20' x 140' outdoor platform, and central water, sewer, and gas. The site has water, sewer, gas, electric, and a sprinkler system. Demand generators include Dutchess Community College, MidHudson Regional Hospital, and Marist College.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Warehouse / Industrial	\$12.00 SF/yr	10,000 - 30,000 SF

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=dL7PMhMPNsV>
Photography: <https://crproperties.com/search-property-listings/?propertyId=GreatEasternSU>



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



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For more information:

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4 INTERIOR LOADING DOCKS

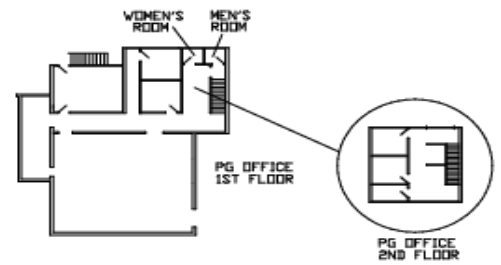
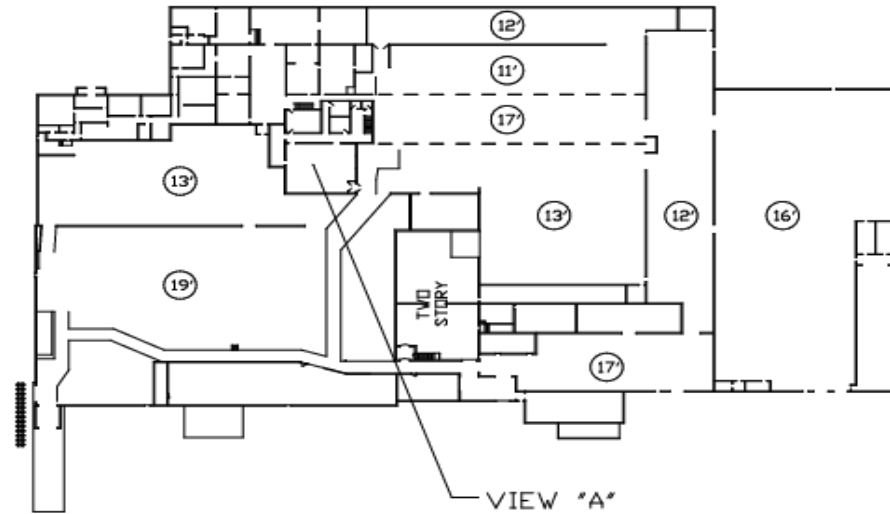
20' X 140' OUTDOOR PLATFORM

10,000 SF - 30,000 SF (SUB-DIVIDABLE)

APPROXIMATE CEILING
CLEARANCE HEIGHTS



RT 9G - VIOLET AVE.



VIEW "A"



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NEARBY DEMAND GENERATORS

NYS ROUTE 9G; POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE (6 MIN) | TACONIC STATE PARKWAY (17 MIN)



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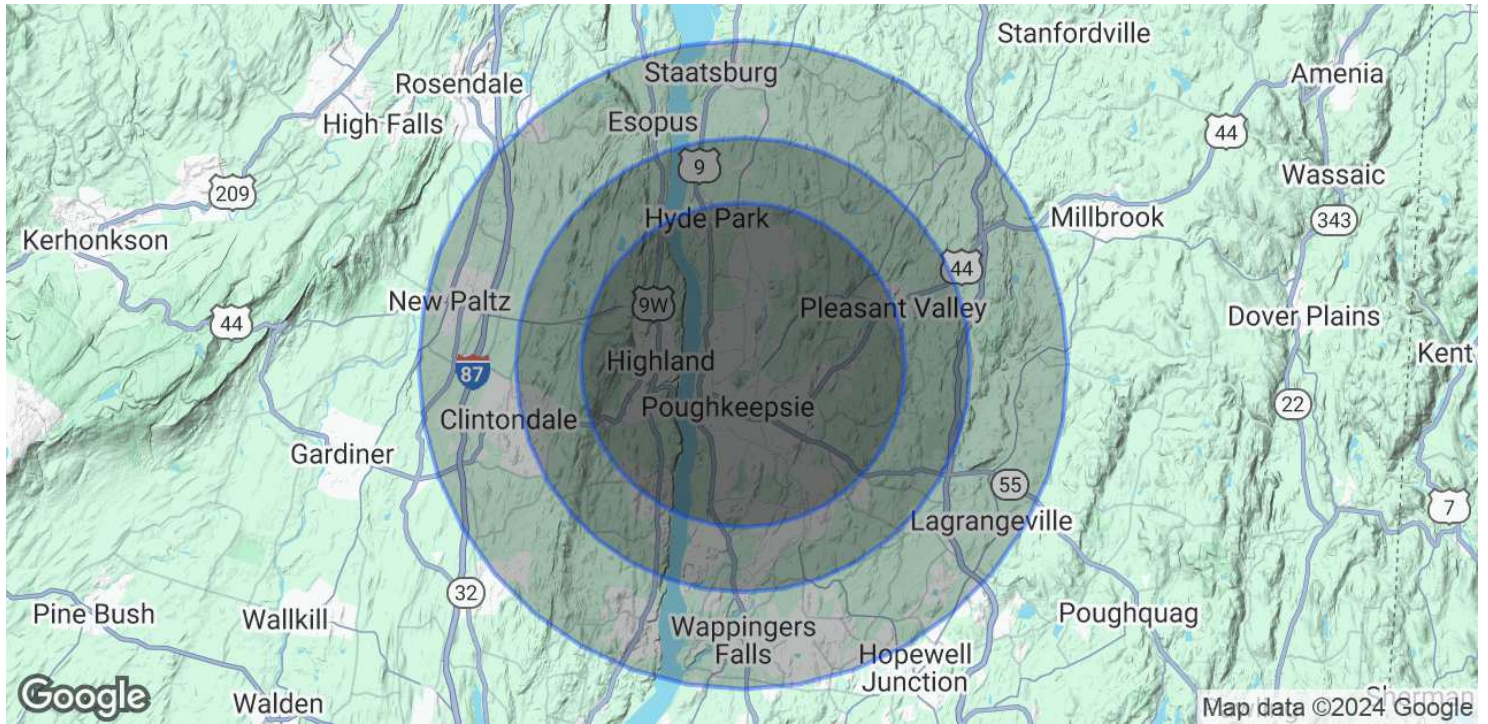
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	91,389	120,443	185,899
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.8
Average Age (Female)	41.3	42.3	43.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,290	50,063	76,217
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,845	\$91,450	\$94,362
Average House Value	\$214,199	\$232,812	\$251,126

* Demographic data derived from 2020 ACS - US Census



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