



# FOR LEASE

## WAREHOUSE / STORAGE / SHOP SPACE

### U.S. ROUTE 44 / NYS ROUTE 55



## ARTIST / MAKER SPACE BROADWAY SCENERY OR BULK STORAGE

- **155 Vineyard Avenue**  
Highland, NY 12528
- **Location:** U.S. Route 44 / NYS Route 55
- **Transportation Routes:**  
  - Mid-Hudson Bridge - 4 Minutes / 2 Miles
  - NYS Thruway I-87 North/South - 11 Minutes / 7.4 Miles
  - Newburgh Beacon Bridge - 24 Minutes / 14.8 Miles
  - NYC - Less than 2 hours away
- **Available Square Footage:** Up to 55,000 ± SF
- **Features:** Main Floor & Lower Level Loading Docks  
Overhead Drive-In Doors  
Concrete Construction  
Ramp to Lower Level
- **Utilities:** Fire Sprinkler System  
3 Phase Electric  
Radiant Heat Units



Demographics:	3 Miles	5 Miles	7 Miles
Population	31,954	76,793	122,364
Avg. HH Income	\$60,706	\$71,865	\$79,492
# of Households	10,883	27,922	44,335

#### Area Traffic Count:

U.S. Route 9W at U.S. Route 44 / NYS Route 55 - 24,580 AADT

- **Lease Price:** \$5 Per Sq. Ft.

*Build-to-Suit Assistance Available at Additional Cost*

\*\*ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED\*\*



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601

Thomas M. Cervone  
(845)485-3100  
tom@crproperties.com  
www.crproperties.com

