



MANUFACTURING FACILITY

19 RYAN DRIVE, HOPEWELL JUNCTION, NY 12533

**1,200
AMPS**



MAIN BUILDING 24,736 SF, SECONDARY BUILDING 4,000 SF

ADDRESS: 19 Ryan Drive
Hopewell Junction, NY 12533

LOCATION: NYS Route 82 near Taconic State Parkway
Trucker Route NYS-82 to NY-52
I-84 via TSP - 10 Minutes / 8.2 Miles
I-84 via NYS Route 82 - 13 Minutes / 6.7 Miles

LOT SIZE: 2.71 Acres

BUILDING SIZE: Building 1: 24,736 SF
Building 2: 4,000 SF
Total: 28,736 SF

ZONING: Mixed-Use (B-3)

ASKING PRICE: For Lease: \$12.50 NNN



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Manufacturing / Contractors Facility For Lease on 19 Ryan Drive, Hopewell Junction, NY 12533. The property is ideal for light manufacturing, research, distribution, or contractor's shop. NYS Route 82 near Taconic State Parkway, I-84 via TSP - 10 Minutes / 8.2 Miles & I-84 via NYS Route 82 - 13 Minutes / 6.7 Miles.



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



WAREHOUSE / INDUSTRIAL / OFFICE

ADDITIONAL DETACHED ONE-STORY BUILDING: 4,000 SF

28,736 SF COMBINED - 1,200 AMPS - 2.71 ACRES



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:

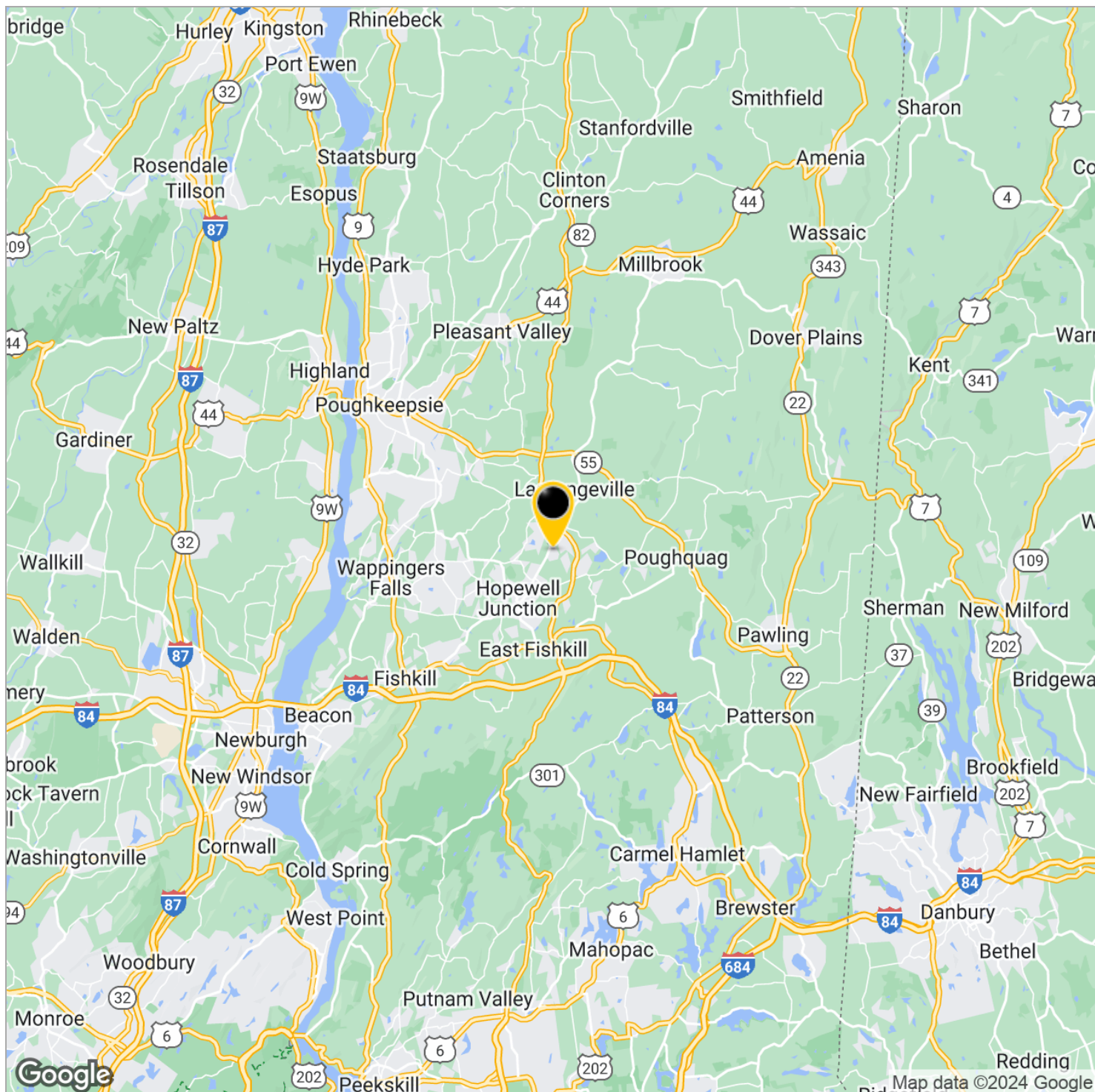
Thomas M. Cervone
845.485.3100
tom@crproperties.com



INTERSTATE 84 via TSP - 10 MINUTES

INTERSTATE 84 via NYS ROUTE 82 - 13 MINUTES

NYS ROUTE 82 NEAR TACONIC STATE PARKWAY



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:

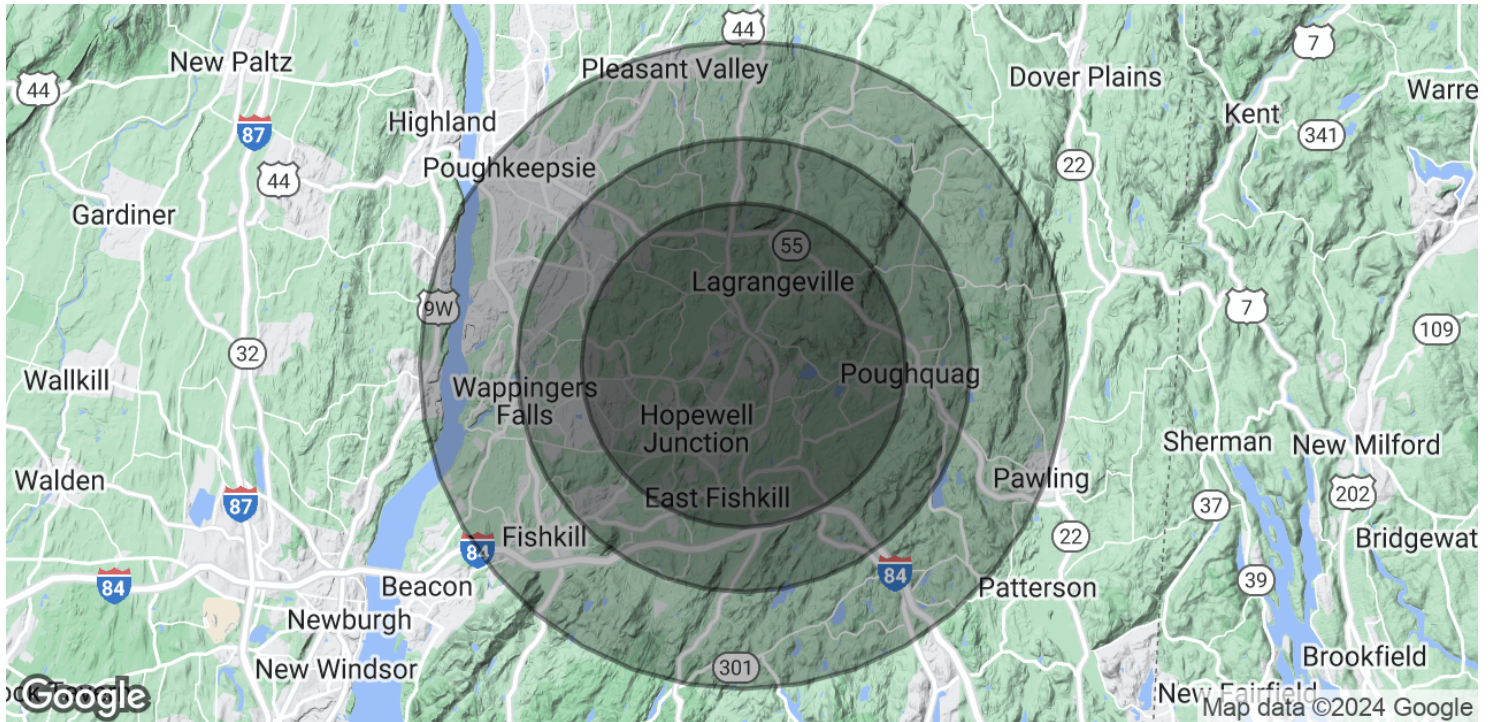
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	50,819	89,515	199,110
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	17,327	31,633	74,058
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$177,221	\$168,250	\$140,279
Average House Value	\$494,796	\$483,468	\$424,107

Demographics data derived from AlphaMap



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com