



# INDUSTRIAL - HUDSON RIVER FRONT

1106 RIVER ROAD, NEW WINDSOR, NY 12533



## INTERSTATE 84 & INTERSTATE 87 & NYS ROUTE 17K AKA I86

**ADDRESS:** 1106 River Road  
New Windsor, NY 12553

**LOCATION:** **Newburgh Beacon Bridge**  
(9 Minutes / 4.3 Miles)  
**Beacon Metro North**  
(12 Minutes / 7 Miles)  
**NYS Route 17K aka i86 Exit 34**  
(13 Minutes / 8.4 Miles)  
**I84 Exit 39/I87 Exit 17**  
(14 Minutes / 5.6 Miles)

**LOT SIZE:** 4.46 Acres

**BUILDING SIZE:** Main: 27,500 SF  
Annex: 1,200 SF

**ASKING PRICE:** Sale or Lease Price  
Available Upon Request



### LOCATION OVERVIEW

CR Properties Group, LLC is pleased to offer an Industrial Investment on 1106 River Road, New Windsor, NY 12553. This Industrial Space has 27,500 Sf of warehouse space and a secondary building of 1,200 SF for office. The lot size is 4.46 Acres with fenced in access. Newburgh-Beacon Bridge in 9 minutes away, NYS Route 17k is 13 minutes, and Interstate 84/Interstate 87 is 14 minutes away.

New Windsor also boasts natural beauty with access to the Hudson River and several parks, making it a great destination for outdoor activities. Its location near cities like Newburgh and Beacon adds convenience, blending small-town charm with cultural and recreational opportunities.



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



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For more information:

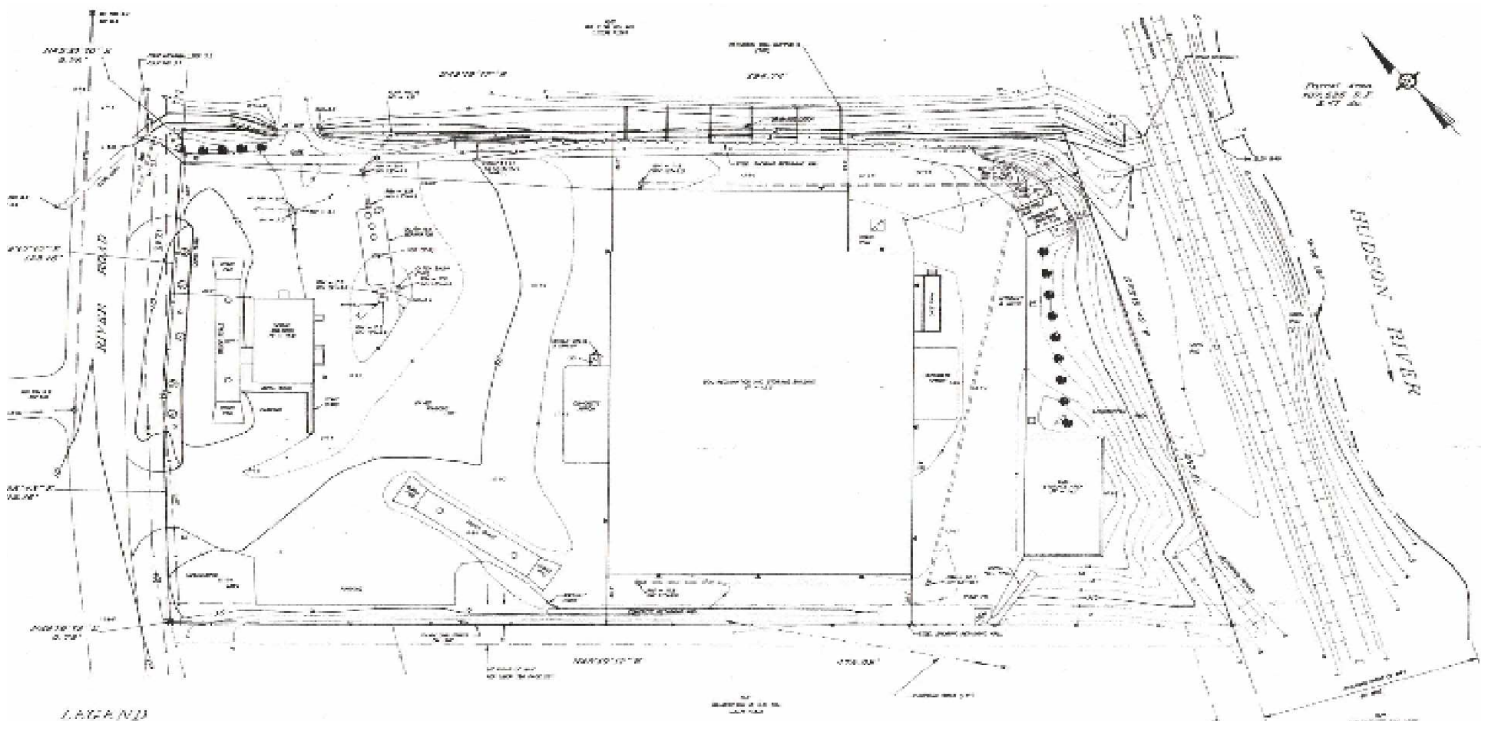
Thomas M. Cervone  
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# WAREHOUSE, DISTRIBUTION

1106 RIVER ROAD, NEW WINDSOR, NY 12533

## FENCED PROPERTY WITH ADDITIONAL BUILDING ON SITE



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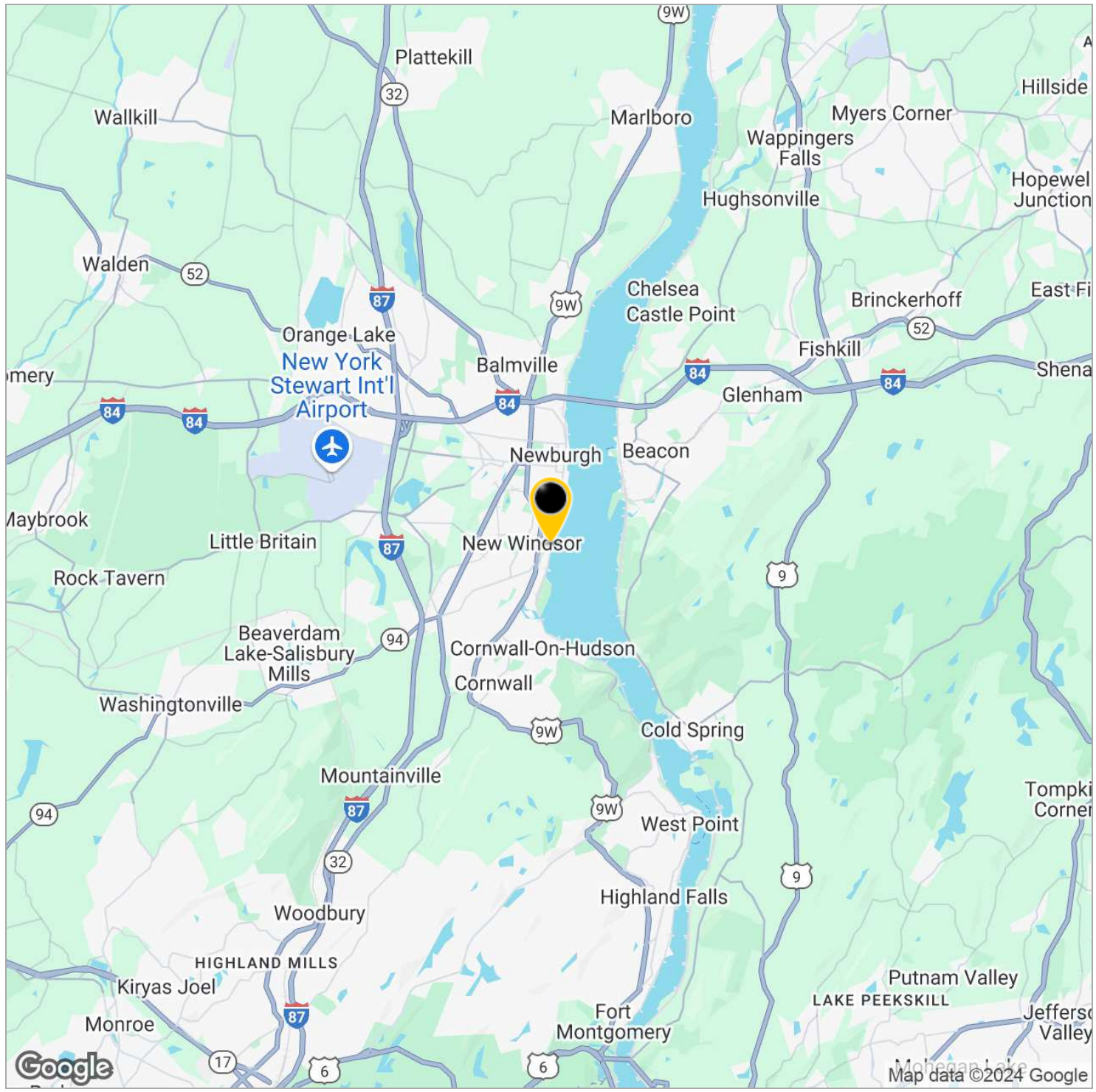
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# NEWBURGH BEACON BRIDGE - 9 MINUTES BEACON METRO NORTH STATION - 12 MINUTES

INTERSTATE 84 EXIT 39, INTERSTATE 87 EXIT 17 - 14 MINUTES



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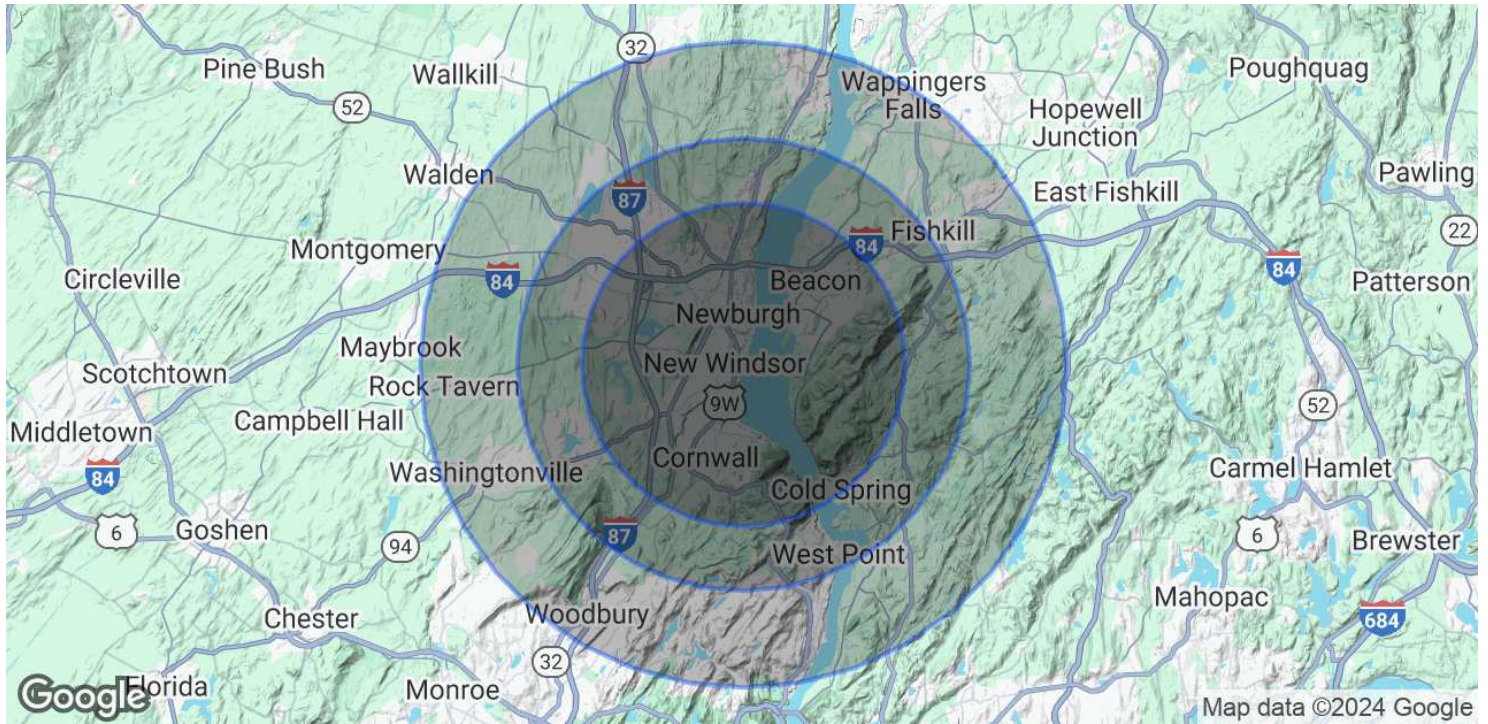
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### HUDSON VALLEY - MID-HUDSON REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	98,589	137,336	201,825
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,671	49,976	73,951
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,642	\$120,648	\$126,944
Average House Value	\$377,615	\$399,070	\$414,776

Demographics data derived from AlphaMap



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