



# INTERSTATE 84 INDUSTRIAL BUILDING

1 CHIPS LANE, FISHKILL, NY 12524



## INDUSTRIAL | WAREHOUSE | MANUFACTURING | RECREATION

**LOCATION:** 1 Chips Lane  
Fishkill, NY 12524

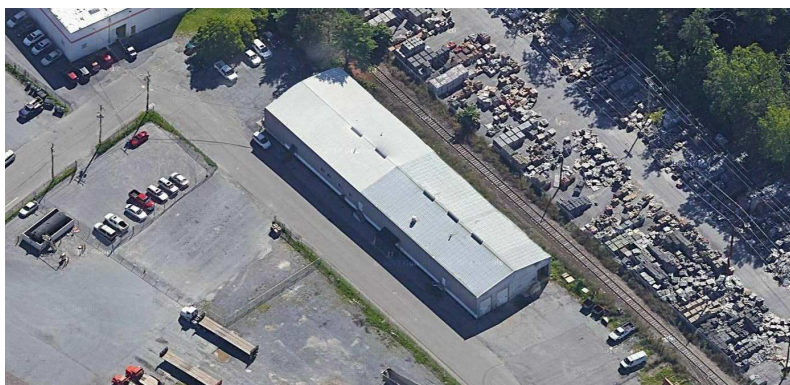
**NEAREST ROUTES:** U.S. Route 9  
NYS Route 52  
Interstate 84

**ACREAGE:** 0.82 ± Acres

**SQUARE FOOTAGE:** Interior - 13,200 ± SF  
Warehouse - 6,600 ± SF  
Total - 19,800 ± SF  
Subject To Further Confirmation

**LEASE PRICE:** \$12 Per SF, NNN  
Yard Space Price Available  
Upon Requirement

**SALE PRICE:** Sale: \$2,600,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to present a large free standing industrial building with first level industrial, manufacturing, warehouse space, and production offices, and second level executive offices. The facility is equipped with two interior loading docks, 1 exterior loading dock, and 20' ceilings. The site offers municipal water and sewer, natural gas, office area central air, and forced hot air.

### Matterport Virtual Tour

Warehouse: <https://my.matterport.com/show/?m=9y1EnNsvBbS>

Office: <https://my.matterport.com/show/?m=dZzZarjqRPN>



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# NEAR I-84 AND NEWBURGH-BEACON BRIDGE

## 1 CHIPS LANE, FISHKILL, NY 12524

20 FT CEILINGS | INTERIOR & EXTERIOR LOADING DOCKS



**FREE STANDING BUILDING | INDUSTRIAL | WAREHOUSE | MANUFACTURING | DISTRIBUTION | RECREATION**

### LOCATION OVERVIEW

Approximately;  
 1 Minute off of U.S. Route 9 easily accessible from a signalized traffic intersection  
 1 Mile from I-84 and the Newburgh-Beacon Bridge  
 20 Minutes / 15 Miles to Stewart International Airport via I-84  
 40 Minutes / 32 Miles to Danbury, CT area via I-84

### BUILDING FEATURES

- 2 Interior Loading Docks / 1 Exterior Loading Dock
- 20' Ceilings at Peak
- Office Area Central Air / Forced Hot Air
- Water / Sewer / Gas

Demographics	3 Miles	5 Miles	7 Miles
Population	19,840	63,854	114,033
Average Household Income	\$83,518	\$86,650	\$86,139
Number of Households	7,805	23,537	42,403



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# AREA BUSINESSES

1 CHIPS LANE, FISHKILL, NY 12524

RESTAURANTS | ATTRACTIONS | ACCOMMODATIONS | BUSINESSES



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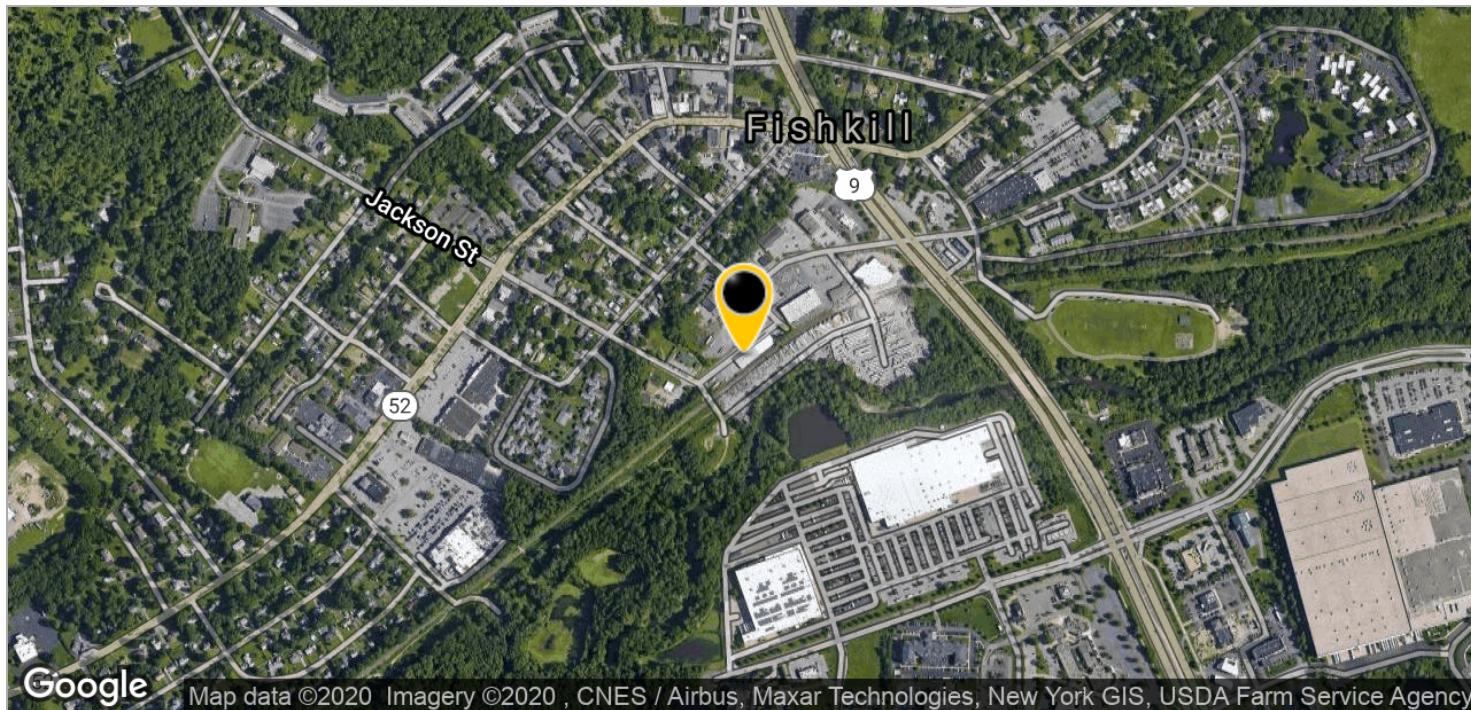
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# NEAR U.S. RT 9 & NYS RT 52 INTERSECTION 1 CHIPS LANE, FISHKILL, NY 12524

## 7 MILE DEMOGRAPHICS - 114,000 PEOPLE



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