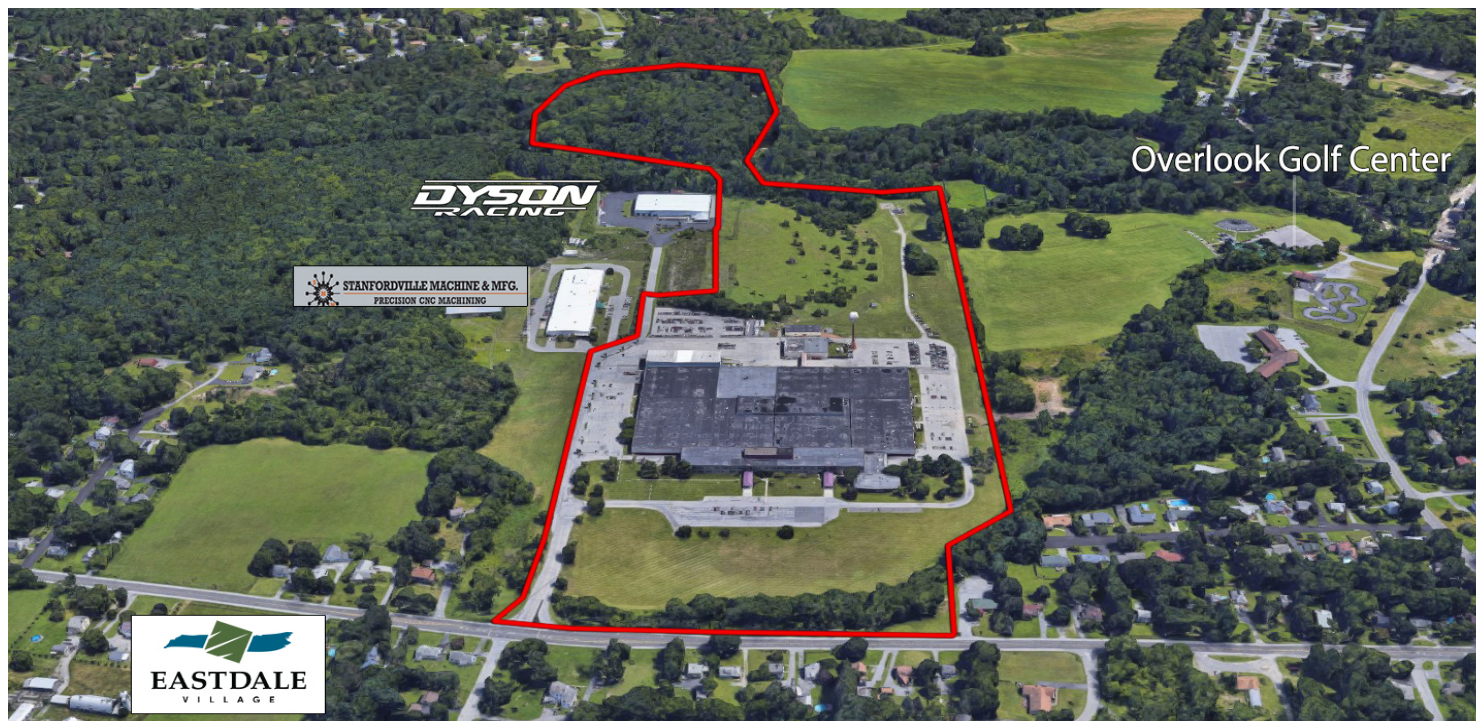




FOR LEASE - INDUSTRIAL / BUSINESS PARK

U.S. ROUTE 44, 900 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603



INDUSTRIAL | WAREHOUSE | MANUFACTURING | BACK OFFICE

ADDRESS: U.S. Route 44
900 Dutchess Turnpike
Poughkeepsie, NY 12603

LOCATION: **MidHudson Bridge**
(12 Minutes / 4.7 Miles)
Taconic State Parkway
(13 Minutes / 6 Miles)
Interstate 84 (Exit 44)
(32 Minutes / 15.8 Miles)
Interstate 87 (Exit 17)
(38 Minutes / 23.7 Miles)

BUILDING SIZE: 381,718 SF

SPACES AVAILABLE: A: 30,000 ± SF
B: 10,143 ± SF
N: 80,000 ± SF

Fenced Outdoor Storage: 50,000 ± SF

Industrial Land: Build-to-Suit Development Opportunities

ASKING RATE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer spaces For Lease at 900 Dutchess Turnpike, Poughkeepsie, NY 12603. Suitable for Industrial, Warehouse, Manufacturing, Recreation, with Yard Space and Industrial Land Development Opportunities. 12 Minutes from the MidHudson Bridge & 13 Minutes from the Taconic State Parkway. Cotenants include, AP Packaging Corp, Vantage Manufacturing & Assembly, Prince Steel Fabricators, and Optimum Applied Systems. There are 18' Ceilings, Bay Doors are 40 x 40, Loading Dock and Driving Doors.



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



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For more information:

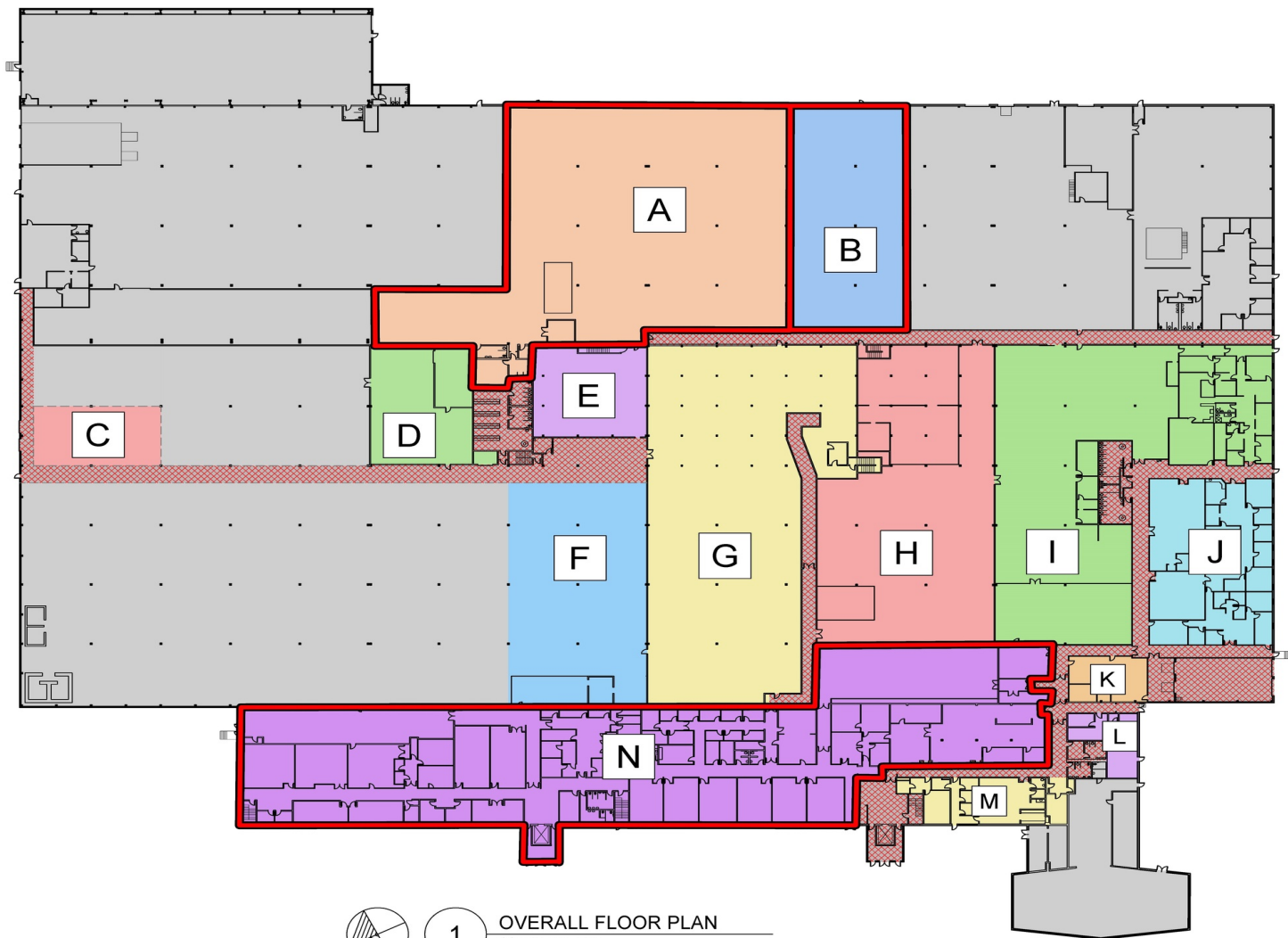
Thomas M. Cervone
845.485.3100
tom@crproperties.com



AVAILABLE SPACES

U.S. ROUTE 44, 900 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603

18' CEILING HEIGHT, 40 X 40 BAY DOORS, LOADING DOCKS, DRIVE INS



1 OVERALL FLOOR PLAN
SCALE: 1" = 40'

AVAILABLE SPACES

SUITE	SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 900 Dutchess Turnpike	Space A	30,000 SF	Gross	Negotiable
■ 900 Dutchess Turnpike	Space B	10,143 SF	Gross	Negotiable
■ 900 Dutchess Turnpike	Space N	80,000 SF	Gross	Negotiable
■ 900 Dutchess Turnpike	Fenced Outdoor Storage	50,000 SF	Gross	Negotiable



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FOR LEASE - BACK OFFICE OPERATION JOIN DUTCHESS BOCES & VANTAGE MANUFACTURING

80,000 SF BACK OFFICE SPACE | WAREHOUSE | INDUSTRIAL



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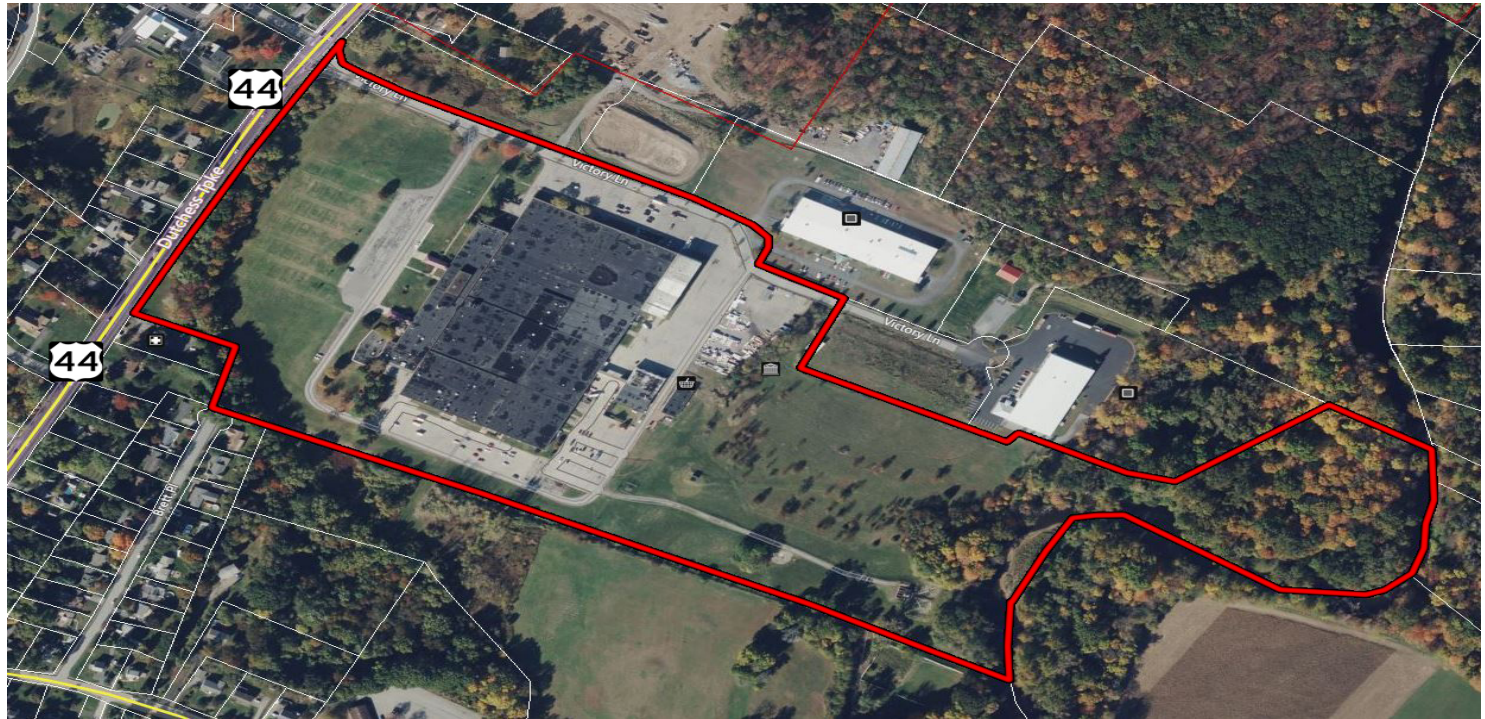
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CONTRACTOR'S YARD, OUTDOOR STORAGE OUTDOOR STORAGE, FENCED & PAVED

INDUSTRIAL | WAREHOUSE | FENCED YARD | OUTDOOR STORAGE



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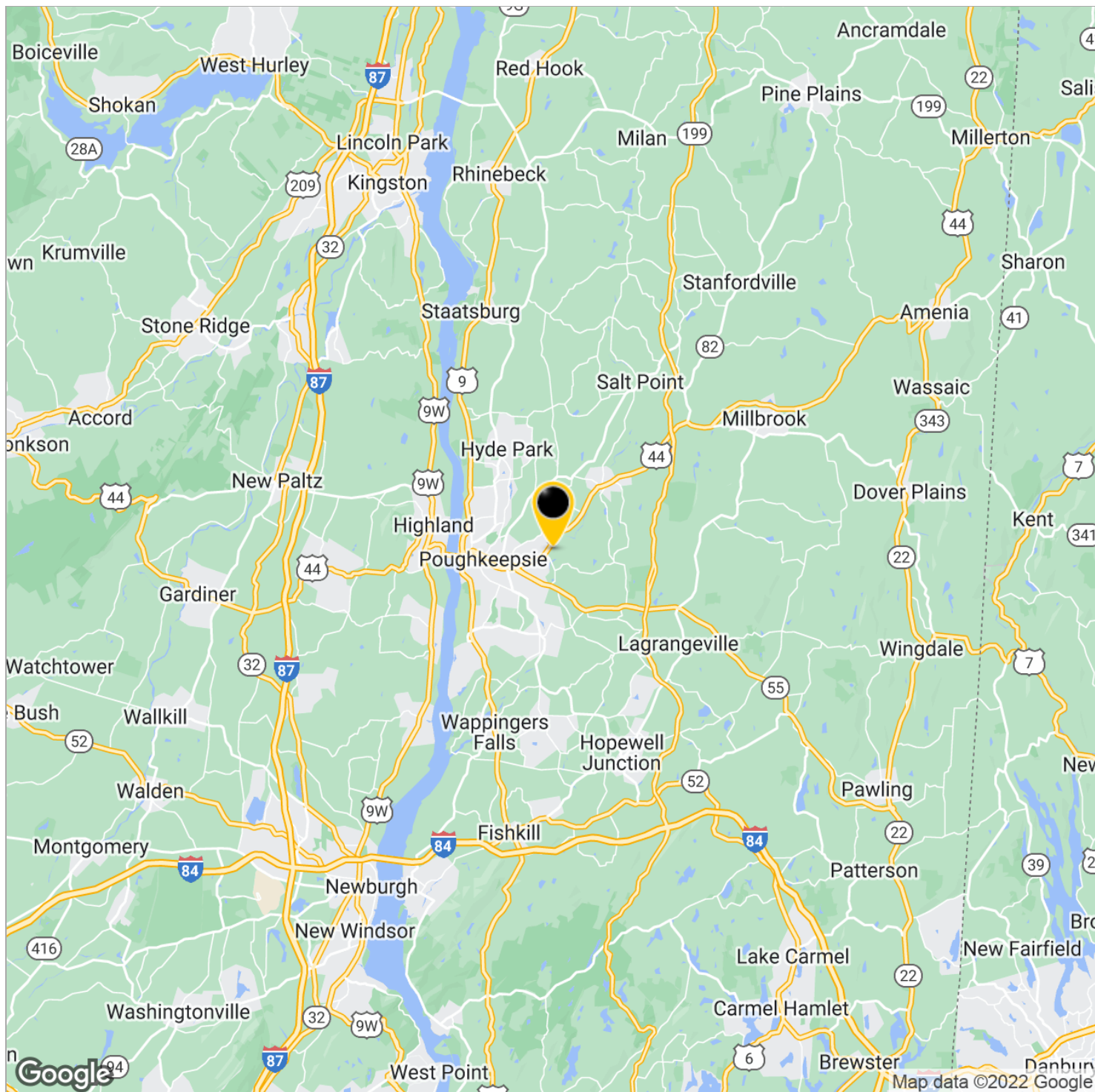
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MIDHUDSON BRIDGE: (12 MINUTES / 4.7 MILES)
TACONIC STATE PARKWAY: (13 MINUTES / 6 MILES)

I84 (EXIT 44) - (32 MINUTES / 15.8 MILES) | I87 (EXIT17) - (38 MINUTES / 23.7 MILES)



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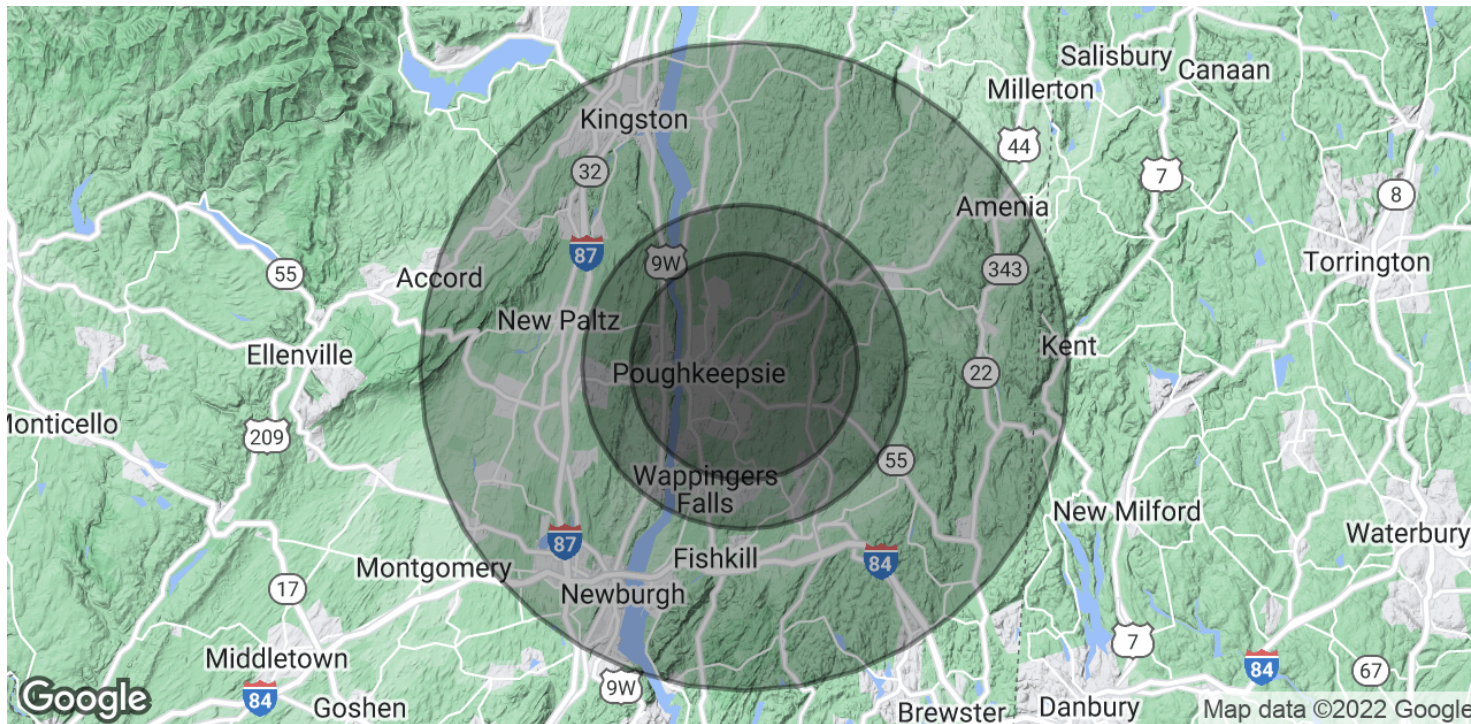
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HISTORIC HUDSON VALLEY POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	151,198	228,367	564,727
Average Age	36.7	37.8	38.5
Average Age (Male)	35.4	36.6	37.4
Average Age (Female)	37.5	38.6	39.1

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	55,166	83,295	205,318
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$76,722	\$81,041	\$81,681
Average House Value	\$306,600	\$330,044	\$331,346

* Demographic data derived from 2010 US Census



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