

337

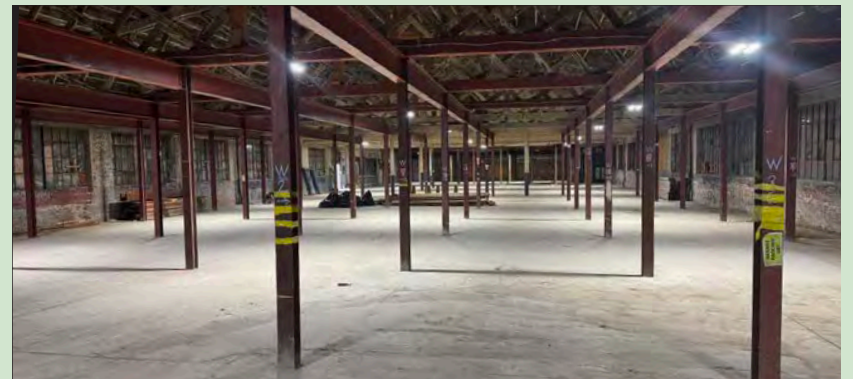
MILL STREET
POUGHKEEPSIE

AVAILABLE FOR LEASE OR SALE

Colliers



39,400 SF BUILDING | ±67,411 SF OF SECURE LAND



Colliers is pleased to announce it has been retained on an exclusive basis to handle the leasing/sale of 337 Mill Street, located in Poughkeepsie, New York.

This unique opportunity features a 39,400 square foot, 2-story building situated on a total plot of 2.11 acres. The property is ideal for mixed uses. With abundant land for parking, this property is suited for businesses seeking a versatile, well positioned outdoor space.

The property is strategically located in downtown Poughkeepsie providing convenient access to major highways and transportation routes.

USE TYPES

- Artisan Manufacturing
- Art or Craft Studio
- Brewery
- Art Gallery
- Cultural Facility
- Recreational Facility
- Artisan Food & Beverage
- Community facility
- Professional Office

ACRES

2.11

TOTAL LAND PARKING

±67,411 SF

TOTAL BUILDING SIZE

±39,400 SF

FIRST FLOOR: ±24,500 SF

SECOND FLOOR: ±14,900 SF

CEILING HEIGHTS

12' - 24'

ZONING

PID-B

LOADING

Two loading positions

POWER

400 Amps

POSSESSION

Immediate

MAJOR OCCUPIERS

- | | | | |
|---|---|---|--|
| 1  | 8  HUDSON VALLEY LIGHTING | 15  ACTIVE VENTILATION PRODUCTS INC. | 22  Poly Work Inc. |
| 2  HOWMET AEROSPACE | 9  GAP | 16  NMI NEWBURGH METALS | 23  amazon |
| 3  IRON MOUNTAIN* | 10  STELLANTIS | 17  MASTERTEX | 24  amazon |
| 4  Erich's Fine Woodworking | 11  amazon | 18  PEPSICO | 25  THE Coca-Cola COMPANY |
| 5  BabyVision | 12  onsemi | 19  TESLA | 26  Staples |
| 6  Raymour & Flanigan FURNITURE | 13  chemprene | 20  Preferred Fragrance | 27  ProAmpac |
| 7  IRON MOUNTAIN* | 14  American Felt & Filter Company | 21  FedEx | 28  Eastern Alloys Inc. |

DEMOGRAPHICS

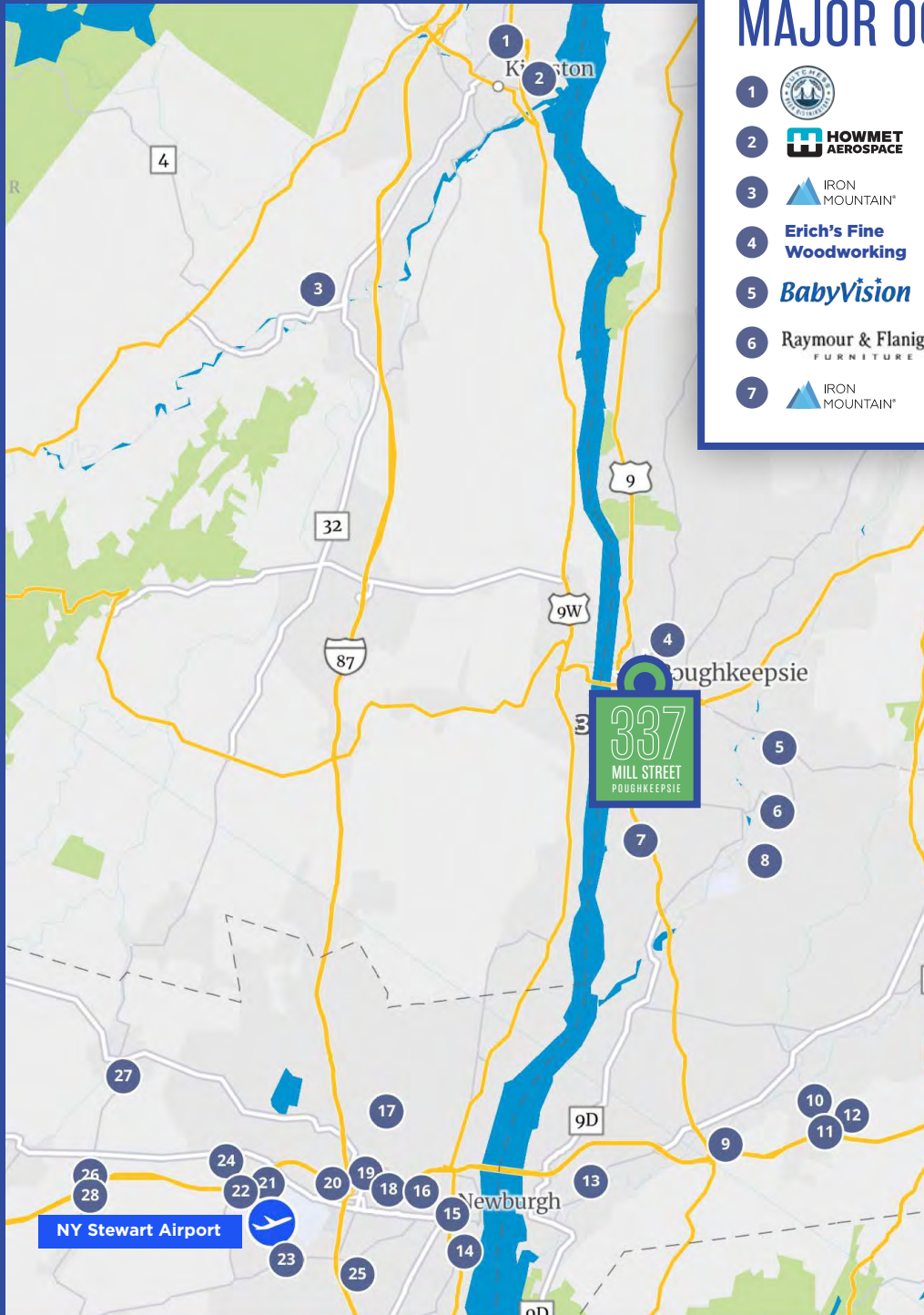
	10 Miles	20 Miles	50 Miles
Total Employees	87,856	222,697	1,513,760
Total Residential Population	201,445	519,500	3,282,385
Warehousing & Transportation	3,018	7,414	38,346
Wholesale Trade	2,280	6,912	49,398
Total	5,298	14,326	87,744

\$26.00

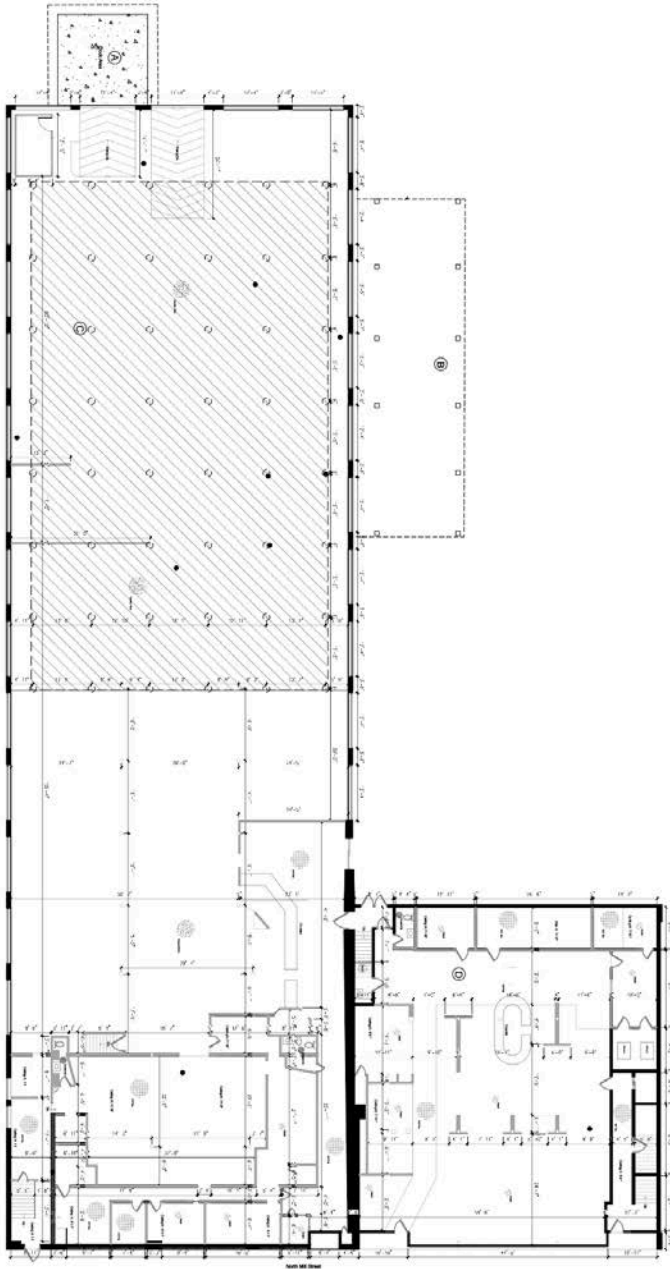
Hourly Wage for Transportation & Material Moving Workers
New York State

TRUCKING DISTANCES

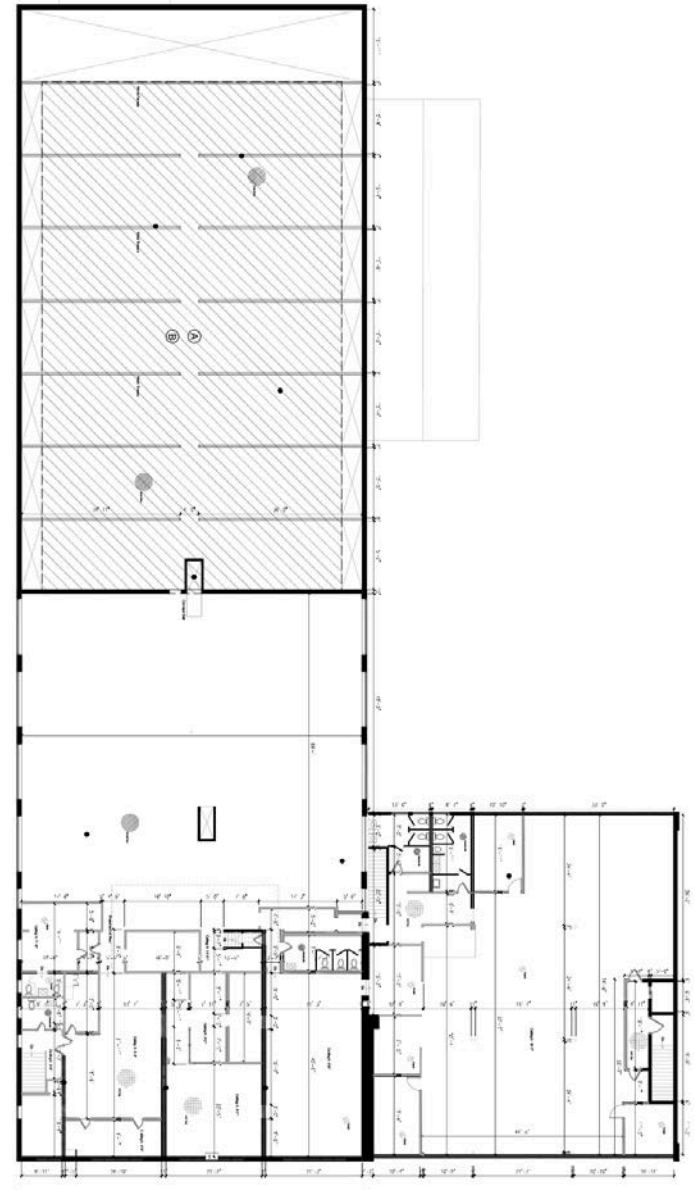
	Trucking Distance (Miles)
Tappan Zee Bridge (Mario Cuomo Bridge)	70.7
G.W. Bridge	93.6
LaGuardia Airport	101
JFK International Airport	102
Newark Liberty International Airport	113
New York Stewart Airport	34.7
I-84 On Ramp	13.1
Newburgh	31.8



FIRST FLOOR



SECOND FLOOR



337

MILL STREET
POUGHKEEPSIE

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