



OFFICE & SHOP SPACE AVAILABLE

28 IBM ROAD, POUGHKEEPSIE, NY 12601



OPPOSITE IBM POUGHKEEPSIE

ADDRESS: 28 IBM Road
Poughkeepsie, NY 12601

LOCATION: U.S. Route 9 to IBM Road
Mid-Hudson Bridge
(7 Minutes / 4.1 Miles)
Interstate 84, Exit 46
(18 Minutes / 9.3 Miles)

ACREAGE: 2.70 Acres

AREA TRAFFIC COUNT: U.S. Route 9 - 46,050 AADT

AVAILABLE SPACES: Rear Shop Office: 2,000 SF
Front Office: 2,200 SF

ASKING PRICE: Rear Shop Office: \$3,500 Per
Month, Modified Gross
Front Office: \$25 PSF,
Modified Gross

PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a Commercial Building on 28 IBM Road, Poughkeepsie, NY 12601. 7 Minutes from the Mid-Hudson Bridge & 18 Minutes from Interstate 84. One minute from U.S. Route 9. The Building is 14,490 SF with on-site parking zoned for B-N, Business District.

LOCATION OVERVIEW

Demand Generators:
IBM, Credit Unions, Hotels, Dealerships, Eateries, Shopping District.

Nearby Educational Institutions are Vassar College, Marist College, Bard College, Dutchess Community College, Culinary Institute of America, SUNY New Paltz, SUNY Orange, SUNY Ulster. Secondary Schools & Religious Institutions include Faith Christian Academy, Oakwood Friends School, Our Lady of Lourdes High School, St. Martin de Porres. Public Schools include, Spackenkill High School, Hagan Elementary School, Orville A. Todd Middle School, & Nassau Elementary School.



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



SPACE AVAILABLE FOR LEASE

28 IBM ROAD, POUGHKEEPSIE, NY 12601

FRONT OFFICE AND REAR SHOP SPACE AVAILABLE



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MID-HUDSON BRIDGE - (7 MINUTES / 4.1 MILES)
INTERSTATE 84, EXIT 46 - (18 MINUTES / 9.3 MILES)

WALKING DISTANCE TO IBM POUGHKEEPSIE CAMPUS



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For more information:

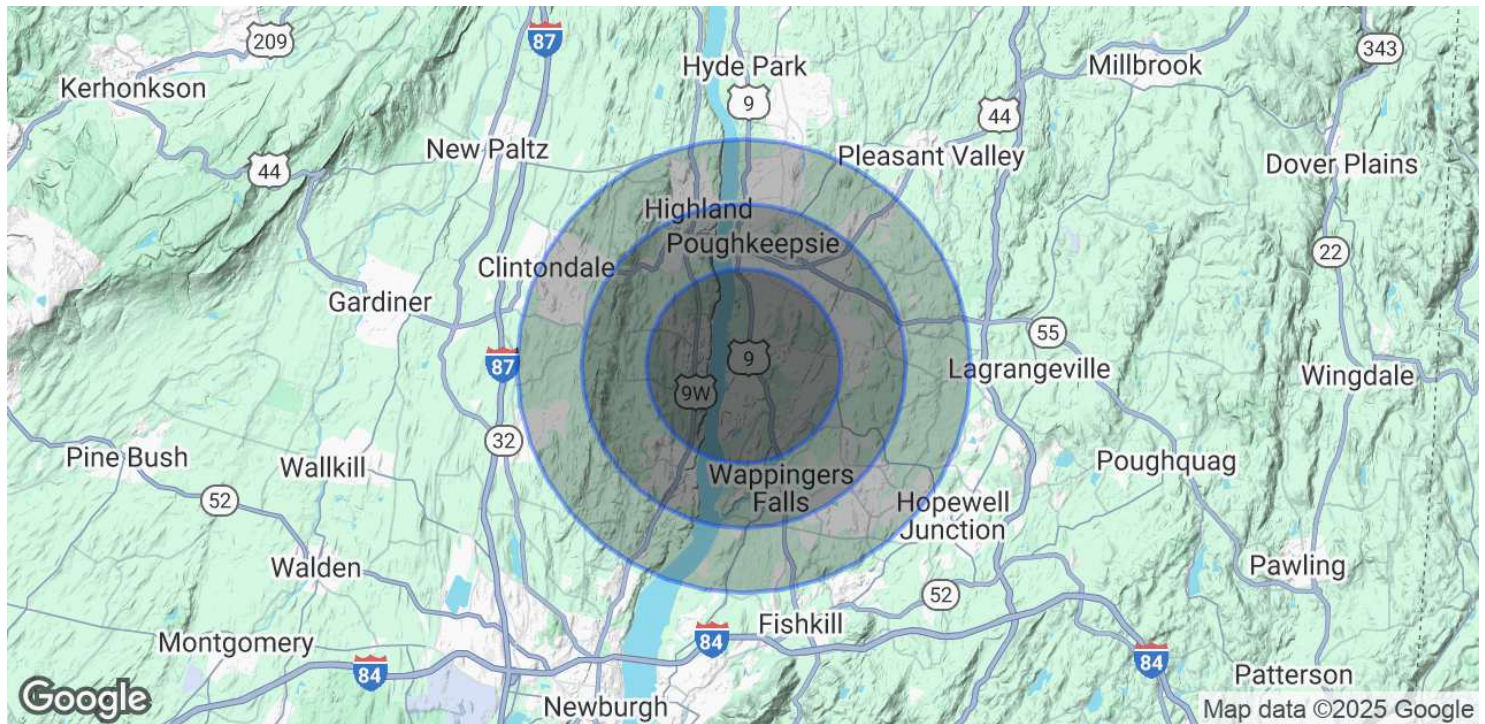
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,703	101,902	145,154
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,928	39,516	55,154
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$151,558	\$121,008	\$123,557
Average House Value	\$417,308	\$363,158	\$370,672

Demographics data derived from AlphaMap



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