



INDUSTRIAL SPACE FOR LEASE

206 MILTON TURNPIKE, MILTON, NY 12547



8,000 SF SPACE FOR LEASE - ONE OVERHEAD DOOR & LOADING DOCK

ADDRESS: 206 Milton Turnpike
Milton, NY 12547

LOCATION: Mid-Hudson Bridge - (9 Minutes / 5.8 Miles)
Interstate 87 (Exit 18) - (17 Minutes / 10 Miles)
Interstate 84 (Exit 39) - (20 Minutes / 12 Miles)
Newburgh-Beacon Bridge - (20 Minutes / 12 Miles)

SPACE AVAILABLE: 8,000 SF

LEASE RATE: \$11.00 SF Per Year
(Includes CAM & Taxes)



LOCATIONAL OVERVIEW

Milton, NY, is a small hamlet in Marlborough, Ulster County, along the Hudson River. It's known for its scenic landscapes, orchards, and wineries, reflecting the Hudson Valley's agricultural heritage. With a close-knit community and a relaxed pace, Milton offers a blend of rural charm and proximity to urban areas like Poughkeepsie and Newburgh. Popular activities include visiting local farms, enjoying river views, and exploring nearby outdoor attractions.



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
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MANUFACTURING - STORAGE & DISTRIBUTION



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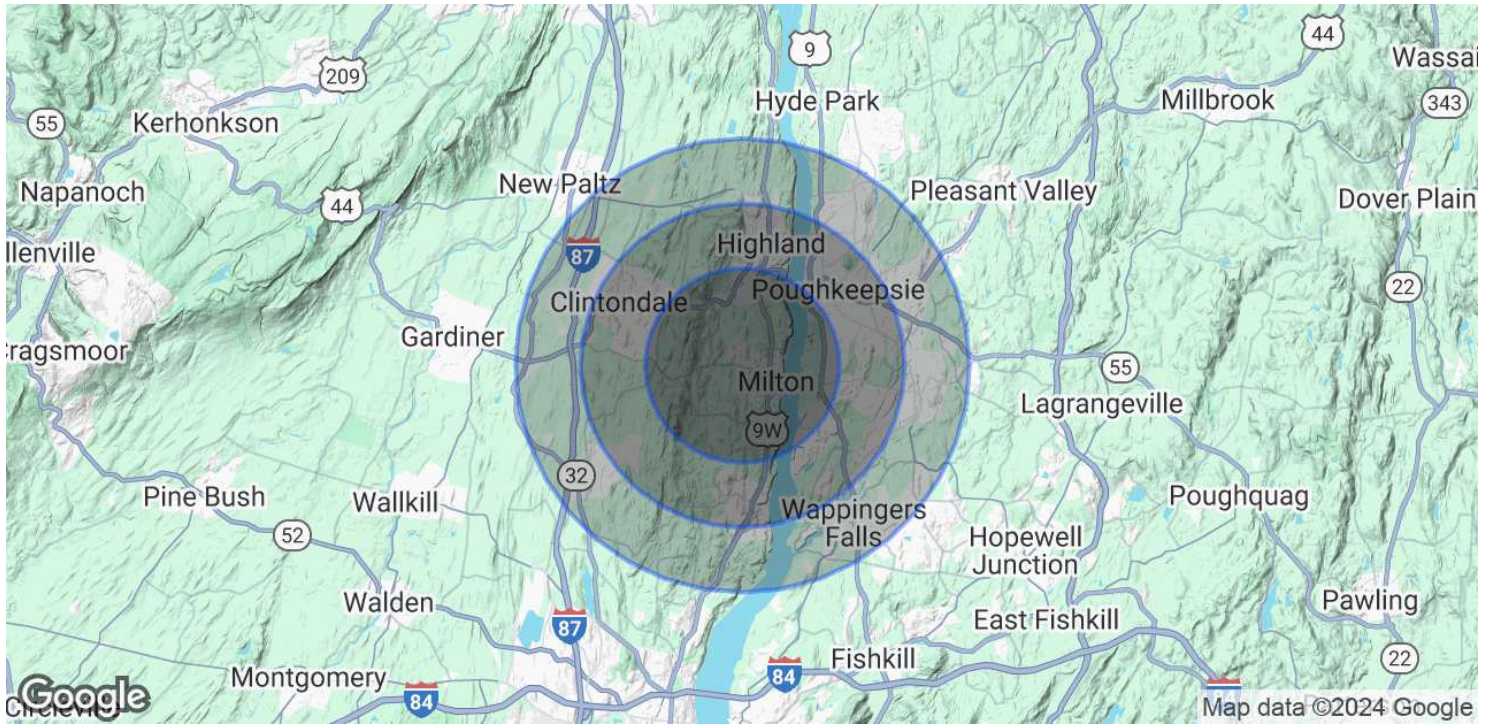
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	12,711	78,416	128,954
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	5,235	30,982	49,272
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$125,173	\$114,146	\$119,082
Average House Value	\$405,731	\$350,335	\$356,272

Demographics data derived from AlphaMap



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