

A large-scale construction site featuring multiple yellow tower cranes and a multi-story concrete building under construction. The structure has several levels with visible rebar and yellow scaffolding. The sky is blue with some clouds.

# *Self-Storage* Development Opportunity

Fishkill, NY



LEE &  
ASSOCIATES



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The information contained in this offering memorandum (“Offering Memorandum”) is proprietary and strictly confidential. This Offering Memorandum was prepared by and is the property of Lee & Associates NYC LLC and Lee Commercial Real Estate LLC (“L&A”) and has been reviewed by the owner (the “Owner”) of the Property. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of the Owner or L&A. By accepting this Offering Memorandum, the party in possession hereof agrees to return it to L&A immediately upon request of L&A or Owner. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of L&A and Owner. Each prospective purchaser and/or broker proceeds at his, her or its own risk.

You have the obligation to keep this Offering Memorandum, and any various papers, documents, legal instruments, studies, leases, brochures, computer output, and other materials concerning the Property (all of the aforementioned information is collectively referred to as “Evaluation Material”) confidential. Certain Evaluation Materials, including any leases, are described in summary form. The summaries do not purport to be complete nor accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither L&A nor the Owner makes any representation or warranty whatsoever regarding the accuracy, veracity, or completeness of the information provided herein and each of Owner and L&A (and their agents, advisors and representatives) expressly disclaim any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material or for omissions therefrom.

Financial projections and information contained herein and in any Evaluation Material, shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to (and subject to) the general economy, market conditions, competition, and other factors beyond control and, therefore, are subject to material change, volatility or variation. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of the Property. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Offering Memorandum does not constitute an offer of securities.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner and L&A reserve the right to negotiate with one or more prospective purchasers at any time. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by L&A. Only a fully executed real estate purchase and sale agreement, approved by the Owner, and executed and delivered to Owner and a prospective purchaser shall bind the Property. In no event shall a prospective purchaser have any claims against the Owner or L&A or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

# EXECUTIVE SUMMARY

## THE OFFERING

Lee & Associates NYC, as exclusive broker, is pleased to present the self-storage development opportunity located at 1570 Route 52, Fishkill, New York (the "Property"). Featuring approximately 2.8 acres of land, the Property has been approved for two phases of development for self-storage: Phase 1 contains a 2.5 story building with approximately 97,275 gross square feet while Phase 2 contains approximately 18,150 gross square feet. The site is located at the merge of Routes 52 and 82, near the major traffic interchange of Route 9 and I-84 with robust demand from the surrounding Hudson Valley and Dutchess County area. A partial foundation is already in place, and the Property represents the opportunity for a developer to build just over 800 self-storage units in a highly traffic market with only one other existing self-storage facility within a 5 mile radius.

**ASKING PRICE: \$5,495,000**

**PRIME LOCATION:** 1570 ROUTE 52, FISHKILL, NY – EXCELLENT VISIBILITY AND ACCESS FROM ROUTE 52 & HWY 82

**DEVELOPMENT PLAN:** 2.8-ACRE PARCEL; ±97,000 RSF MULTI-STORY, CLIMATE-CONTROLLED CLASS A FACILITY

**2.8-ACRE SITE AT  
ROUTE 52 & HWY 82**



**MARKET STRENGTH:** AREA COMPETITORS 83–95% OCCUPIED; STRONG RENTAL RATES AND LIMITED NEW SUPPLY

**HIGH DEMAND:** UNDERSERVED FOR CLIMATE-CONTROLLED STORAGE DESPITE MODEST OVERALL OVERSUPPLY



RENDERING

## DEMOGRAPHICS

### POPULATION

10-MILE RADIUS - 209,024

15-MILE RADIUS - 439,811

### AVERAGE HOUSEHOLD INCOME

10-MILE RADIUS - \$135,035

15-MILE RADIUS - \$132,222

THE CULINARY  
INSTITUTE OF AMERICA

VASSAR COLLEGE

**Self-Storage**  
Development  
Opportunity

NUVANCE HEALTH

NEW YORK STEWART  
INTERNATIONAL AIRPORT

ST. LUKES  
CORNWALL HOSPITAL

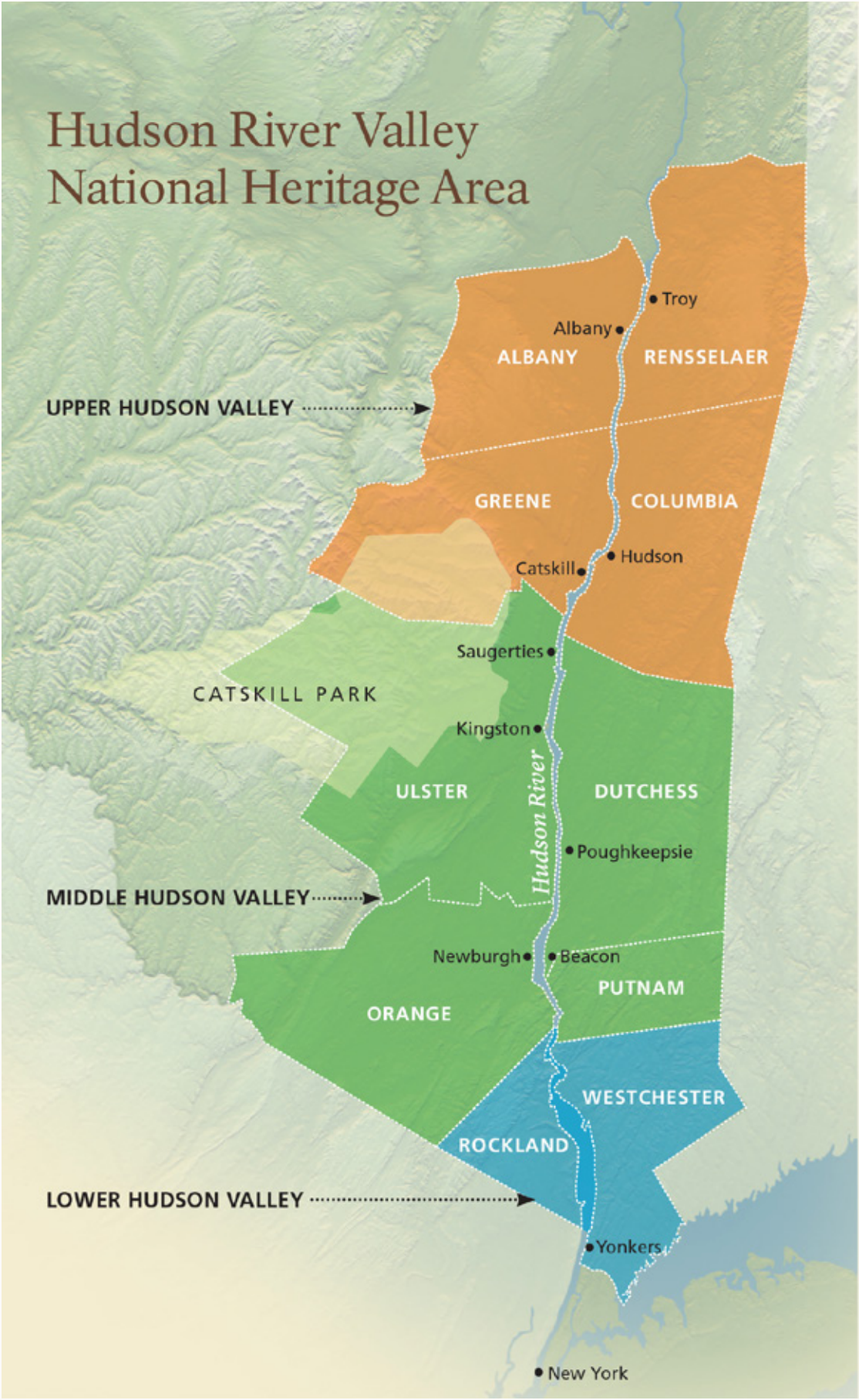
WESTPOINT

# MARKET OVERVIEW

Fishkill, located in southwestern Dutchess County, sits at one of the Hudson Valley’s most connected crossroads. The town benefits from direct access to Interstate 84, Route 9, and Route 52, three major roadways that carry tens of thousands of vehicles each day. This network gives Fishkill exceptional visibility and makes it an easy stop for both local residents and regional travelers moving between New York City, Connecticut, and the greater Hudson Valley. Over the past decade, the area has attracted steady residential growth as people look for more space and value while remaining within commuting distance of major job centers. The mix of accessibility, affordability, and established infrastructure has helped Fishkill evolve into a well-rounded community that supports both commercial and residential activity.

Economically, Fishkill is defined by a blend of industrial, logistics, healthcare, and service employment. The town is home to major employers such as Gap Inc.’s national distribution campus, which services hundreds of stores across the Northeast, and the Hudson Valley Logistics Center, a 530,000-square-foot modern warehouse complex that anchors the Route 52 industrial corridor. The nearby IBM East Fishkill campus remains a large regional employment center, supporting thousands of high-skilled technical and manufacturing jobs, while Vassar Brothers Medical Center and MidHudson Regional Hospital in Poughkeepsie contribute to a stable healthcare base. This combination of institutional, industrial, and service-sector employment fuels steady in-migration and supports a broad mix of local businesses, contractors, and professionals who generate year-round economic activity.

Surrounding these employment nodes is a growing residential market supported by new multifamily and single-family development. Recent projects near Route 9 and Merritt Boulevard have introduced hundreds of new apartments, while established neighborhoods continue to attract families relocating from Westchester and the outer boroughs. The area’s schools, proximity to the Beacon Metro-North Station, and abundant retail amenities including Dutchess Stadium, Walmart Supercenter, and numerous national chains along Route 9 make it an appealing location for long-term residents.





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