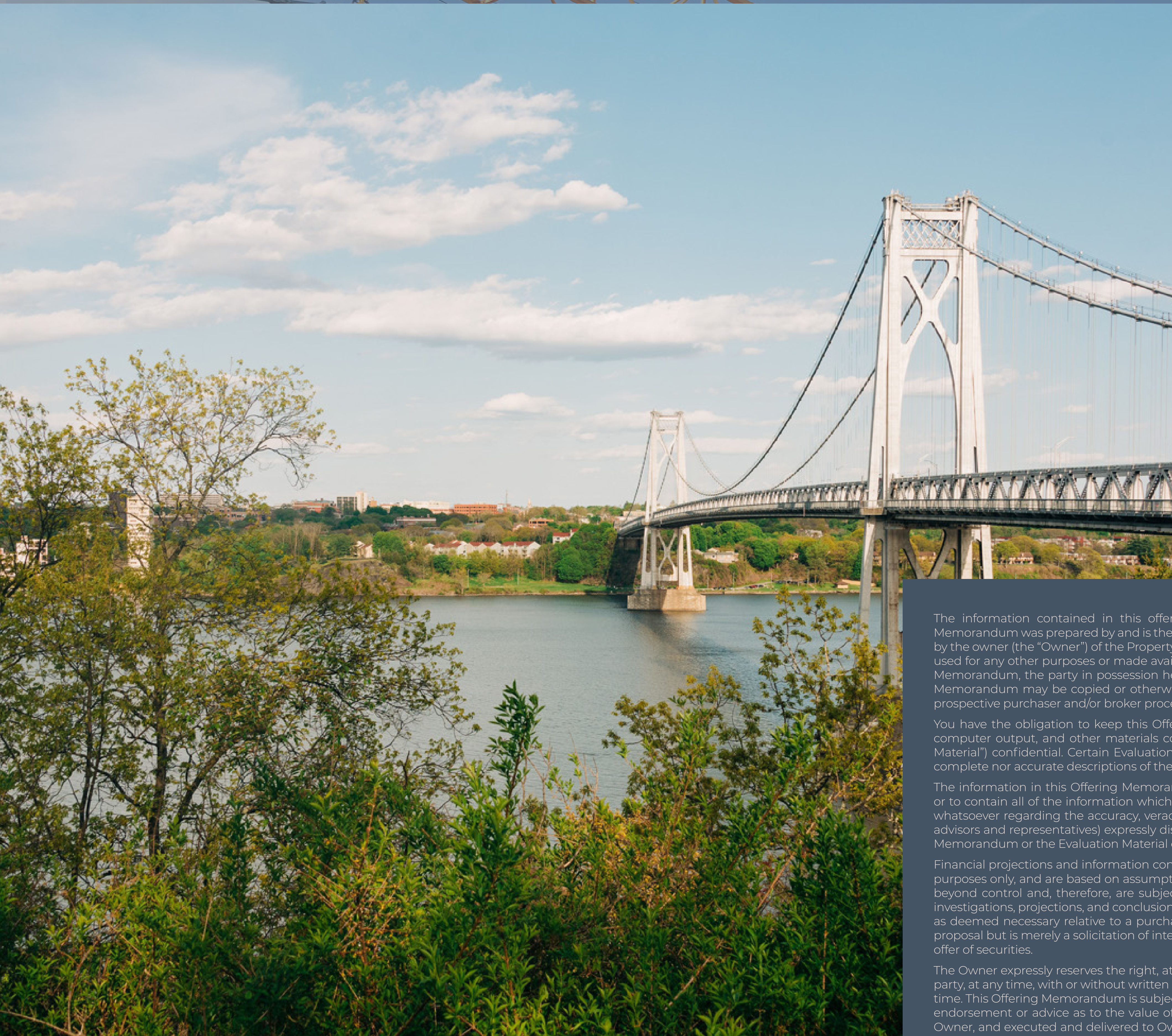
Self-Storage Development Opportunity

Fishkill, NY

LEE & ASSOCIATES



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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 Duchess 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

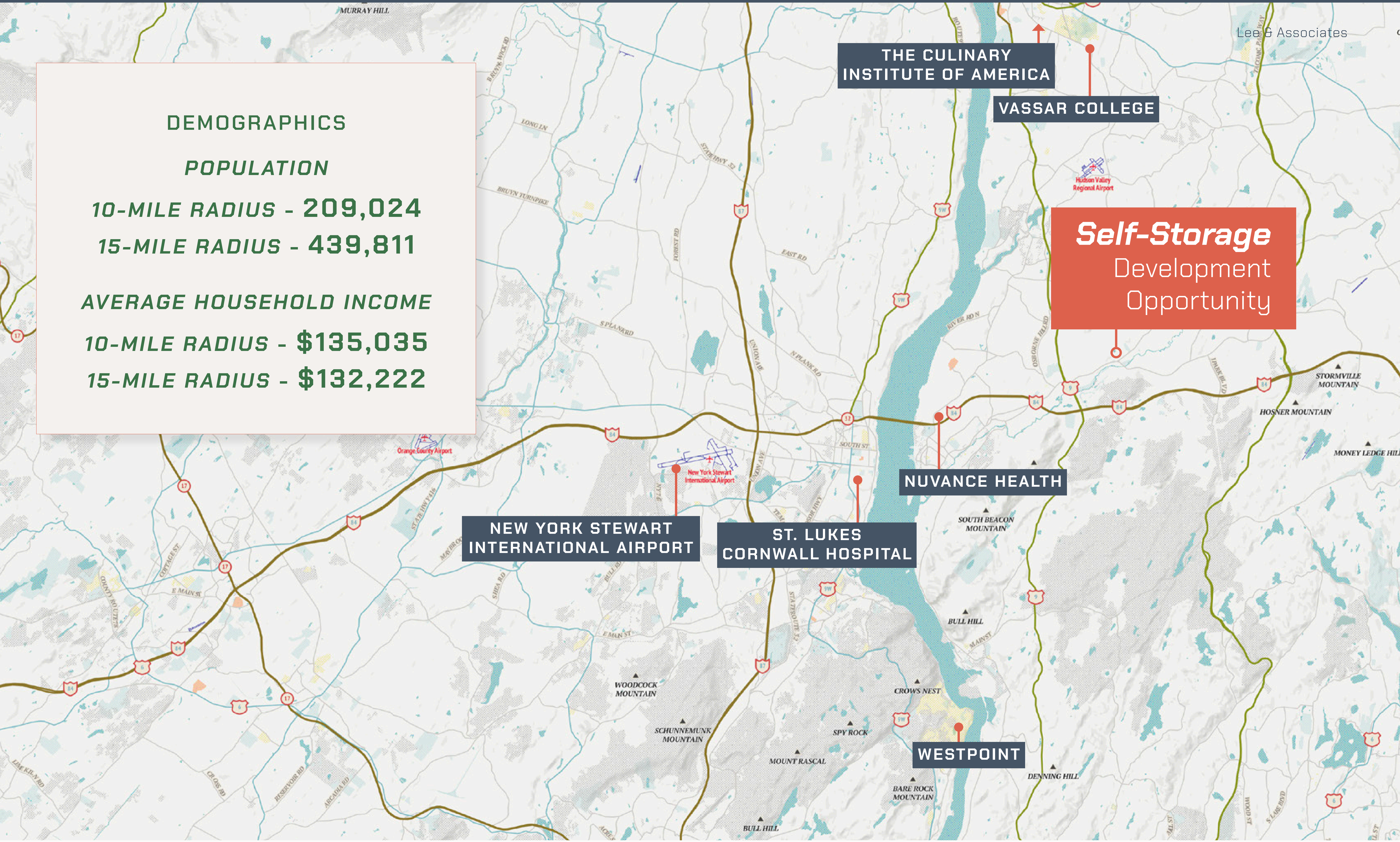
10-MILE RADIUS - **209,024**

15-MILE RADIUS - **439,811**

AVERAGE HOUSEHOLD INCOME

10-MILE RADIUS - **$135,035**

15-MILE RADIUS - **$132,222**

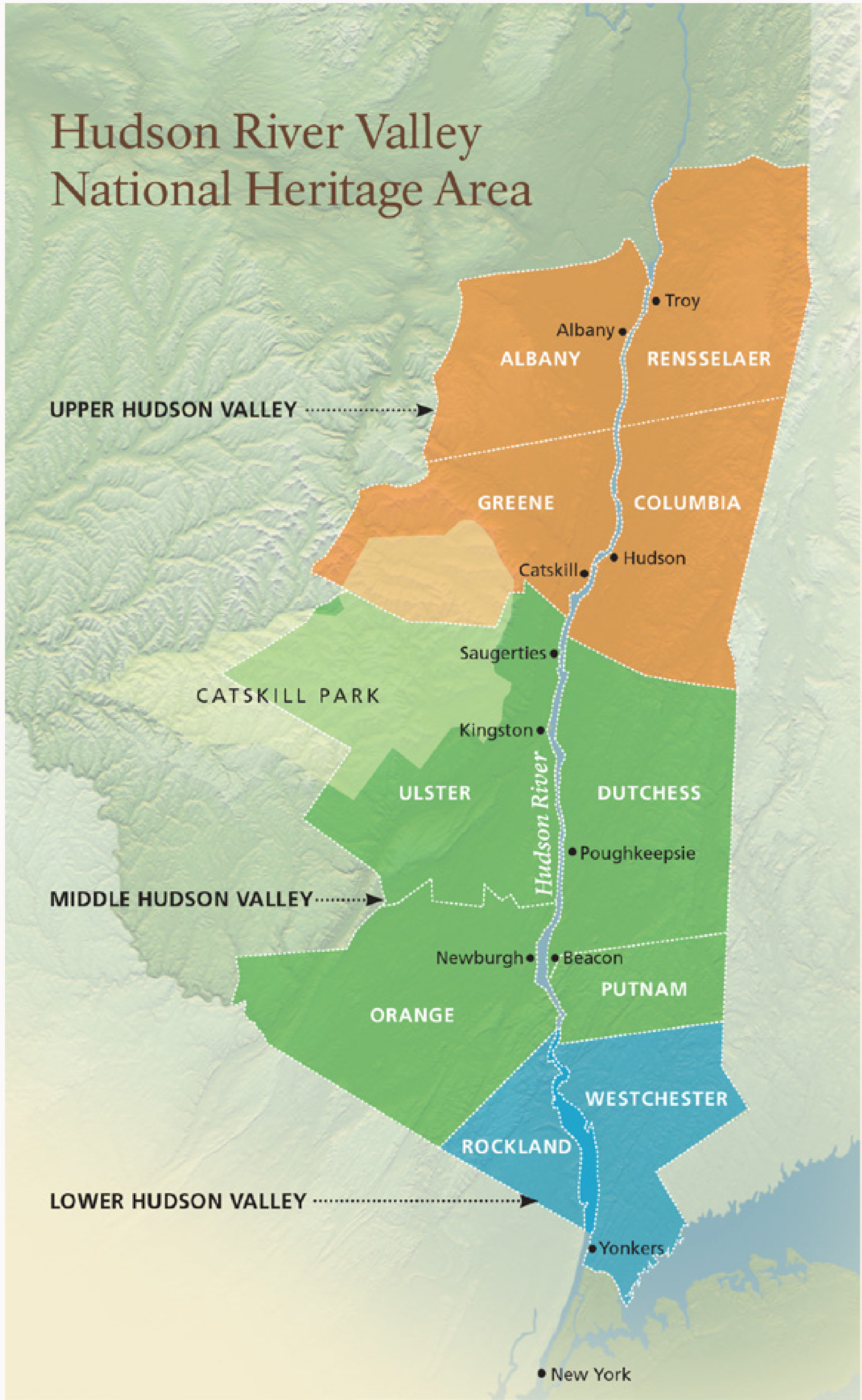


MARKET OVERVIEW

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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