



INDUSTRIAL COMPLEX

NYS ROUTE 9G, 46 & 68 VIOLET AVENUE, POUGHKEEPSIE, NY 12601



MANUFACTURING / WAREHOUSE / DISTRIBUTION

ADDRESS: NYS Route 9G
46 & 68 Violet Avenue
Poughkeepsie, NY 12601

ACREAGE: 11.00 ± Acres - 46 Violet
0.34 ± Acres - 68 Violet
11.34 ± Acres - Total

BUILDING SIZE: 115,000 ± SF Available

FEATURES: 4 Interior Loading Docks
20' x 140' Outdoor Platform
Central Water, Sewer & Gas

ZONING: IH, Heavy Industrial

UTILITIES Central Gas & Electric
Water & Sewer
Fire Sprinkler

ASKING PRICE: ~~Previously Asking: \$8,750,000~~
Lease: \$12 Per SF, Modified Gross
New Asking Price: \$7,500,000

PROPERTY OVERVIEW

CR Properties Group is pleased to offer for sale & lease a large industrial complex located on NYS Route 9G in Poughkeepsie. The property is equipped with 4 interior loading docks, a 20' x 140' outdoor platform, and a 20' garage bay with an overhead door. The site has central water, sewer, gas, electric, and a sprinkler system. Fenced outdoor storage possible. Demand generators include Dutchess Community College, MidHudson Regional Hospital, Vassar Brother Medical Center, and Marist College.

LOCATION OVERVIEW

Expansion on subject property 11.34 Acres; zoning calls for 30% maximum lot coverage, 90% impervious surface

NYS Route 9G, Feeder Road

Mid-Hudson Bridge - (6 Minutes / 2.8 Miles)
Interstate 87 - (24 Minutes / 12 Miles)
Interstate 84 - (31 Minutes / 15 Miles)
Kingston-Rhinecliff - (29 Minutes / 20 Miles)
Rip Van Winkle Bridge - (50 Minutes / 37 Miles)
Traffic Count: NYS Route 9G @ Pendell Rd - 11,248 AADT



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
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HUDSON VALLEY POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE, INTERSTATE 84, INTERSTATE 87, TSP



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NYS ROUTE 9G, FEEDER ROAD

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MARIST COLLEGE, SUNY DUTCHESS, CIA, BARD, VASSAR BMC, MIDHUDSON REGIONAL



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For more information:

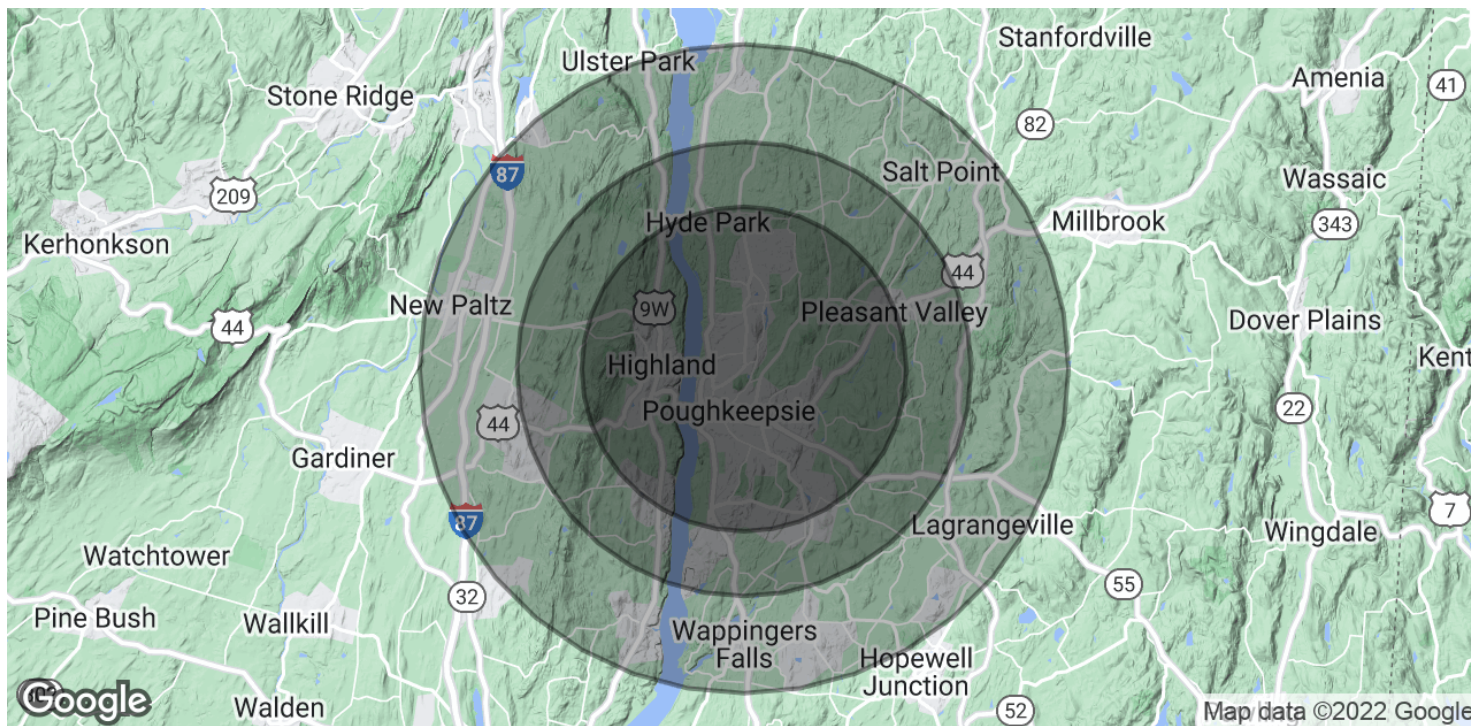
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION

| | 5 MILES | 7 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 91,389 | 120,443 | 185,899 |
| Average Age | 40.2 | 41.1 | 41.9 |
| Average Age (Male) | 38.7 | 40.0 | 40.8 |
| Average Age (Female) | 41.3 | 42.3 | 43.1 |

HOUSEHOLDS & INCOME

| | 5 MILES | 7 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 38,290 | 50,063 | 76,217 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$87,845 | \$91,450 | \$94,362 |
| Average House Value | \$214,199 | \$232,812 | \$251,126 |

* Demographic data derived from 2020 ACS - US Census



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