



# INDUSTRIAL SPACE FOR LEASE

3090 U.S. ROUTE 9, COLD SPRING, NY 10516



## INDUSTRIAL - MANUFACTURING & WAREHOUSE DISTRIBUTION

**ADDRESS:** 3090 U.S. Route 9  
Cold Spring, NY 10516

**LOCATION:** Interstate 84 less than 6 miles  
NYS 301 Entrance less than 2  
minutes

**AVAILABLE SF:** 6,000 ± SF

**LOT SIZE:** 2.3 ± Acres  
(shared)

**LEASE RATE:** \$12 SF



### PROPERTY OVERVIEW

CR Properties is pleased to offer a Industrial space for lease in Cold Spring, NY. This space consists of 6,000 SF with, but not limited to, heating inside, 2 overhead garage doors in the front and rear, and parking on site. With Road visibility on U.S. Route 9, the entrance is also easily accessible. Interstate 84 is less than 6 miles from this location and the Cold Spring Train Station is less than 10 minutes away. NYS 301 Entrance is less than 2 minutes away.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

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**2 OVERHEAD GARAGE DOORS - HEATED SPACE**  
**3090 U.S. ROUTE 9, COLD SPRING, NY 10516**

**CLEAR SPAN BUILDING - SPACE AVAILABLE IMMEDIATELY**



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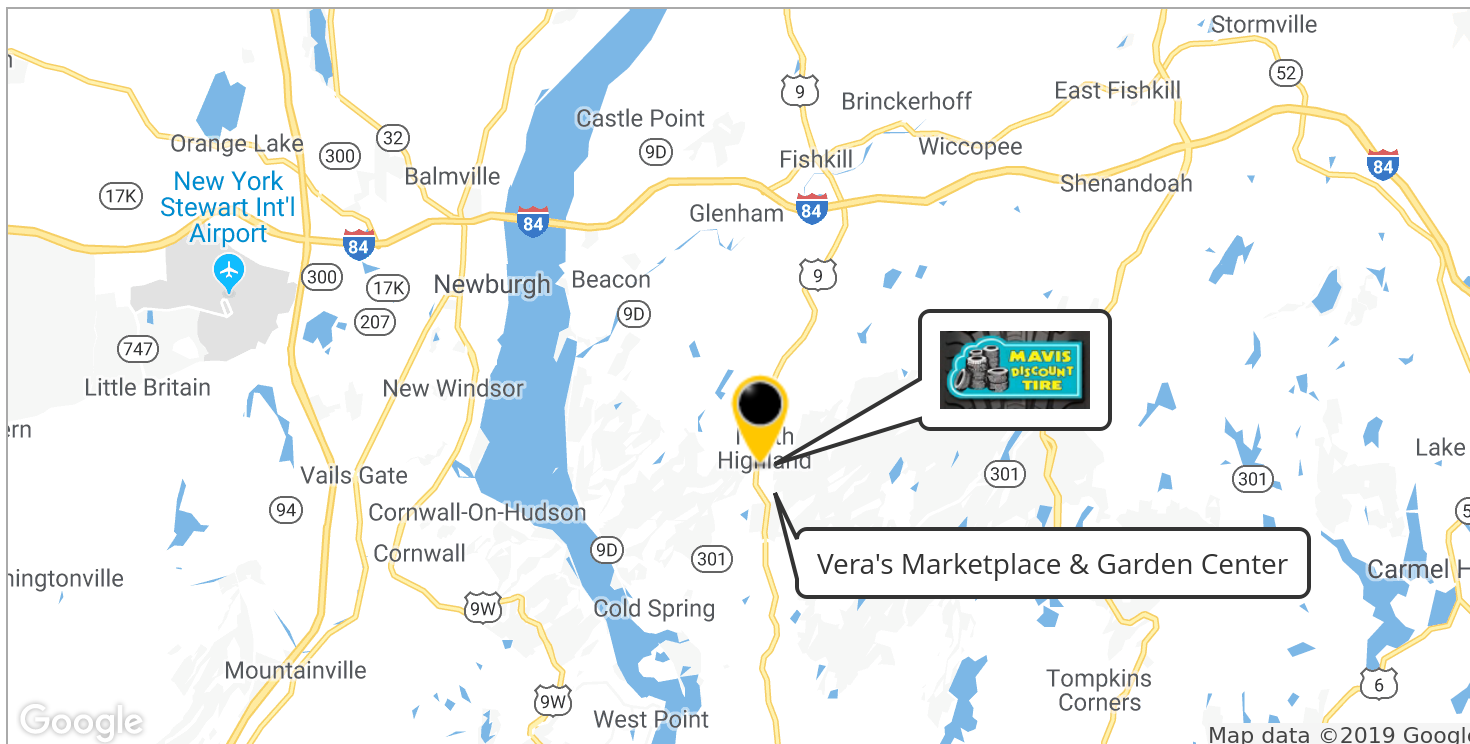
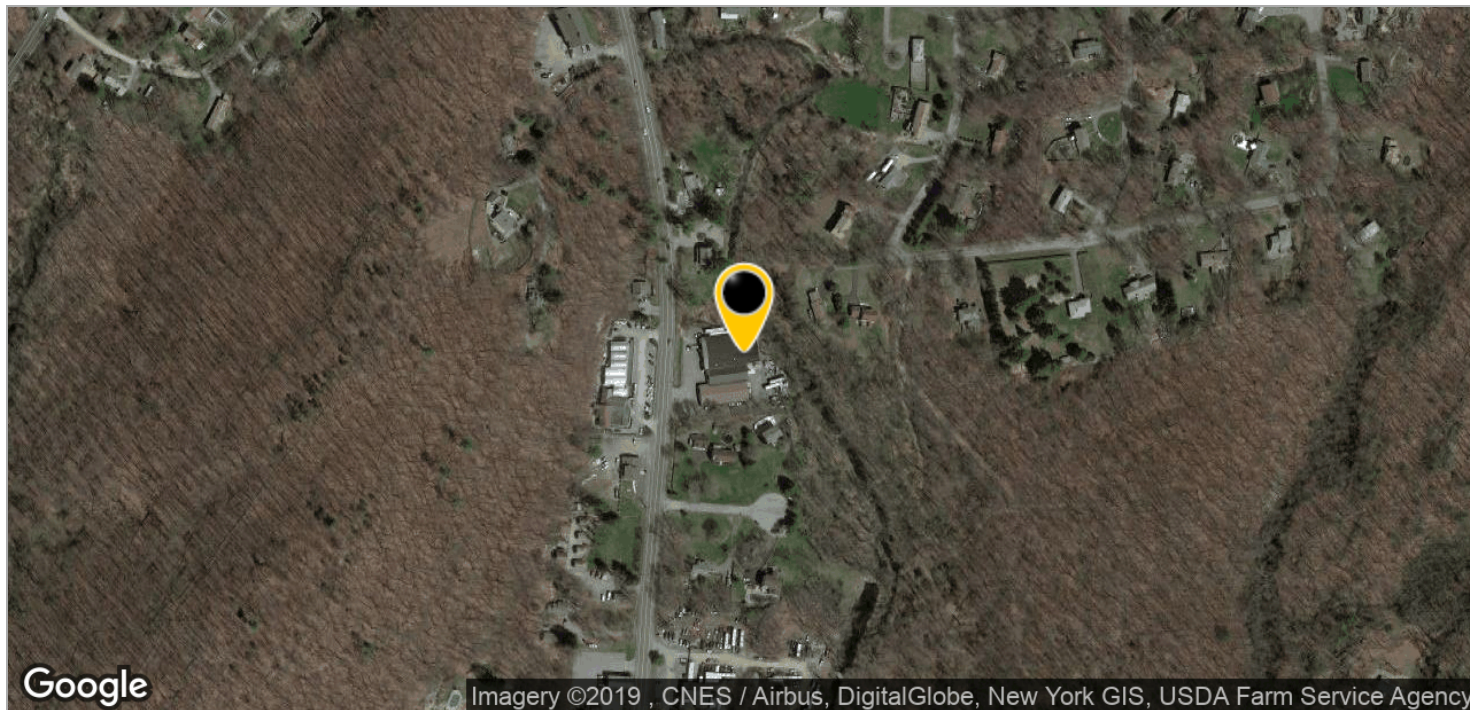
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**INTERSTATE 84 - LESS THAN 6 MILES AWAY**  
**COLD SPRING TRAIN STATION LESS THAN 10 MINUTES AWAY**

**ROAD VISIBILITY - PARKING ON SITE**



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