



# INDUSTRIAL COMPLEX

25 & 32 FITCHETT WAY, POUGHKEEPSIE, NY 12601



## MANUFACTURING / WAREHOUSE / DISTRIBUTION

**ADDRESS:** 25 & 32 Fitchett Way  
Poughkeepsie, NY 12601

**LOCATION:**

**Mid-Hudson Bridge** (8 Minutes / 2.6 Miles)  
**Poughkeepsie Metro North (Hudson Line)** (11 Minutes / 2.6 Miles)  
**Taconic State Parkway** (15 Minutes / 8.7 Miles)  
**Newburgh Beacon Bridge** (28 Minutes / 17.5 Miles)  
**Interstate 84, Exit 46** (32 Minutes / 15.3 Miles)  
**Interstate 87, Exit 17** (38 Minutes / 22.1 Miles)  
**Poughkeepsie Amtrak to Penn Station** 1 Hour, 30 Minutes  
**Poughkeepsie Metro North to Grand Central Terminal** 1 Hour, 34 Minutes

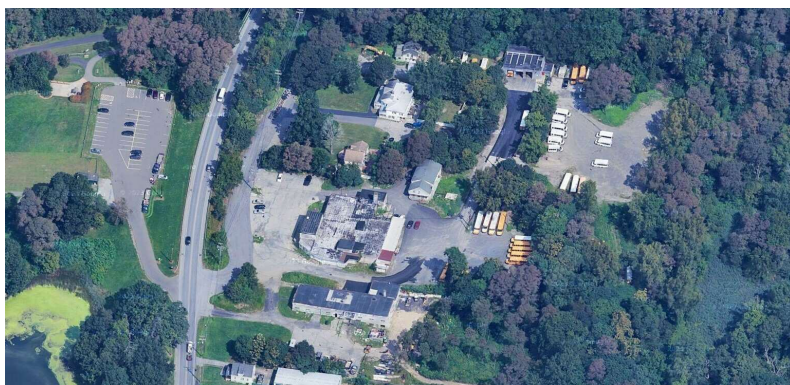
**BUILDING SIZE:** 25 Fitchett Way: 16,546 SF  
32 Fitchett Way: 3,550 SF  
**Total: 20,096 SF**

**ACREAGE:** 25 Fitchett Way: 9 Acres  
32 Fitchett Way: 0.123 Acre  
**Total: 9.123 Acres**

**TRAFFIC COUNT:** 10,588 AADT

**ZONING:** I-H, Heavy Industrial

**ASKING PRICE:** \$995,000



### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Industrial Complex on 25 & 35 Fitchett Way, Poughkeepsie, NY 12601. This is located is 8 minutes from the Mid-Hudson Bridge and 15 Minutes from the Taconic State Parkway. There is a total of 20,096 SF and 9.123 Acres, zoned for Heavy Industrial. This property is suitable for Manufacturing, Distribution, Warehouse, Development, and more. The full zoning abstract is available upon request.



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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# MANUFACTURING, INDUSTRIAL OUTDOOR STORAGE 25 & 32 FITCHETT WAY, POUGHKEEPSIE, NY 12601

4 BUILDINGS | 20,096 ± SF TOTAL | 9.123 ACRES TOTAL



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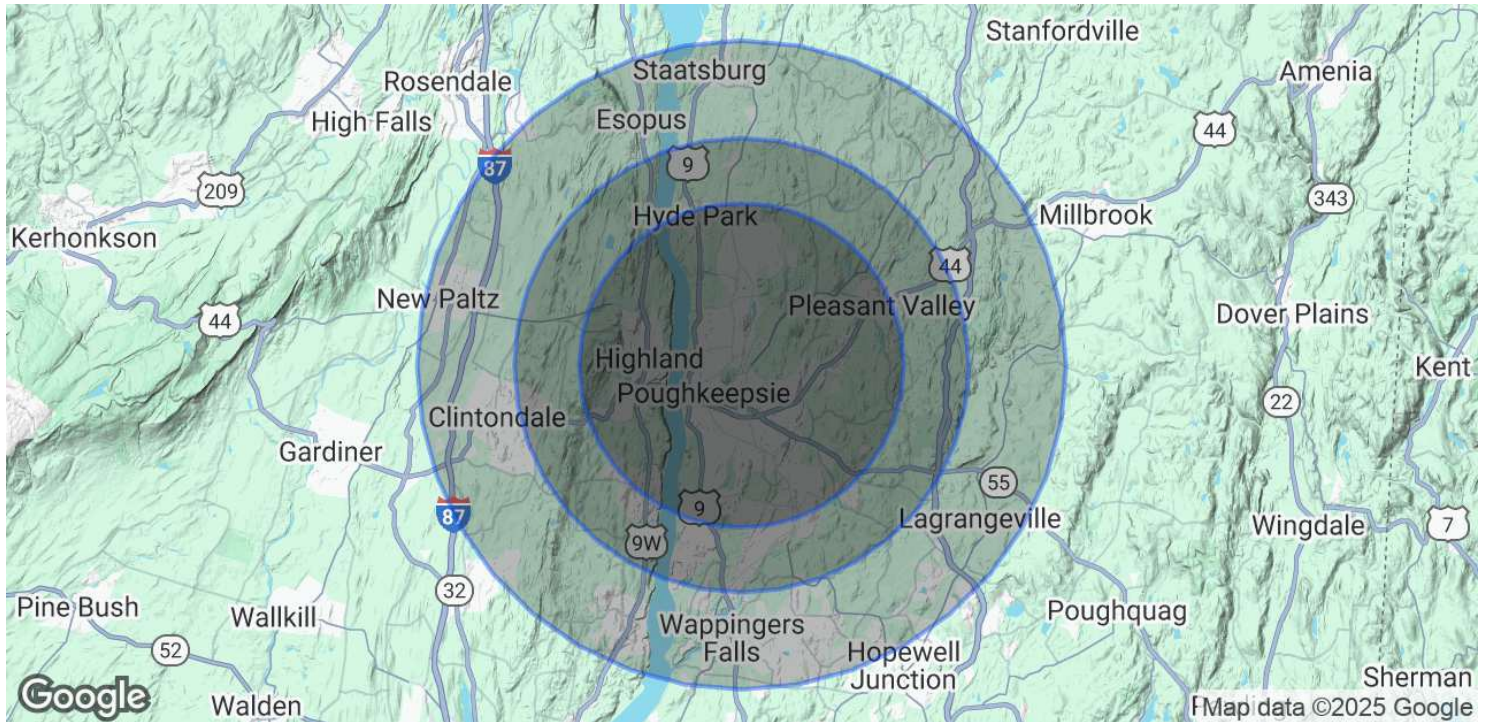




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	97,013	128,560	182,394
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,792	48,863	68,635
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$112,633	\$118,103	\$122,680
Average House Value	\$340,497	\$356,336	\$384,586

Demographics data derived from AlphaMap



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