

Robert Buyakowski



REAL ESTATE
SOLUTIONS

Robert Buyakowski, PE
Principal Broker

FOR LEASE
Warehouse /
Industrial /
Recreation Space



(Information hereon is believed to be accurate but is not warranted)

182 Old Route 9
Town of Wappinger | New York

YOUR HUDSON VALLEY BOUTIQUE REAL ESTATE SHOP

10 Corporate Park Drive, Suite B,
Box 1, Hopewell Junction, NY 12533

(845) 489-5079

ROBERT@RBRRES.COM

For Lease
Warehouse/Industrial/Recreation Space
182 Old Route 9
Fishkill | Dutchess County | New York

**Property
Description &
Highlights**



GENERAL INFORMATION

Date Available:	May 2015
Space Available:	13,917 SF
Building Size:	45,900 SF
Lot Size:	9.0 acres
Space Type:	Warehouse, Flex Space, R&D, recreation
Ceiling Heights:	20' to 26'
Zoning:	Planned Industrial
Lease Type:	nnn
Base Rent:	\$12.00/ SF
Taxes Cams:	Approx. \$3.00/ SF

PROPERTY DESCRIPTION

40,950 sq. ft. Warehouse / Flex / R & D exceptional space in total. Available 13,917 SF Suite includes office area, multiple private bathroom with the balance being high ceiling warehouse/flex space. The space is serviced by two (2) roll-up door and two (2) loading dock overhead doors. Separate meters.. Flexible zoning. Central location with easy access to I-84. Well, Septic, natural gas.

HIGHLIGHTS:

- ✓ 14,000 Sq. Ft. Available
- PRIME WAREHOUSE
- ✓ close to I-84
- ✓ Excellent condition
- ✓ High ceilings
- ✓ Easy Access
- ✓ Flexible Zoning
- ✓ **2x loading docks & 2x drive-in doors**



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Property Location

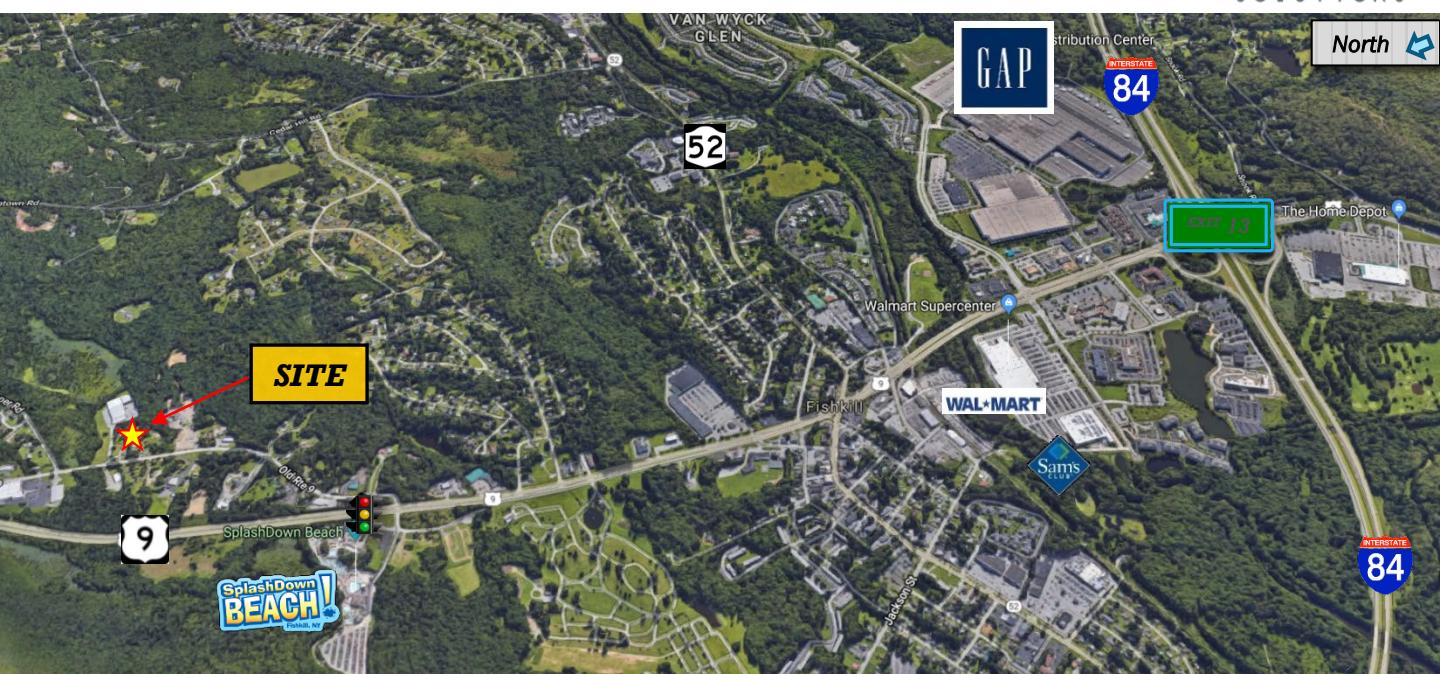


LOCATION

Town of Wappinger, (Fishkill Post Office), Dutchess County, New York. The site is located on the East side of Old Route 9. 1.5 miles north of the Village of Fishkill and 2.5 miles north of I-84. This facility is conveniently located to serve Wappingers, Fishkill and the Hopewell-East Fishkill area of Dutchess as well as Putnam County to the south and Orange County via I-84 and the Newburgh-Beacon I-84 bridge.



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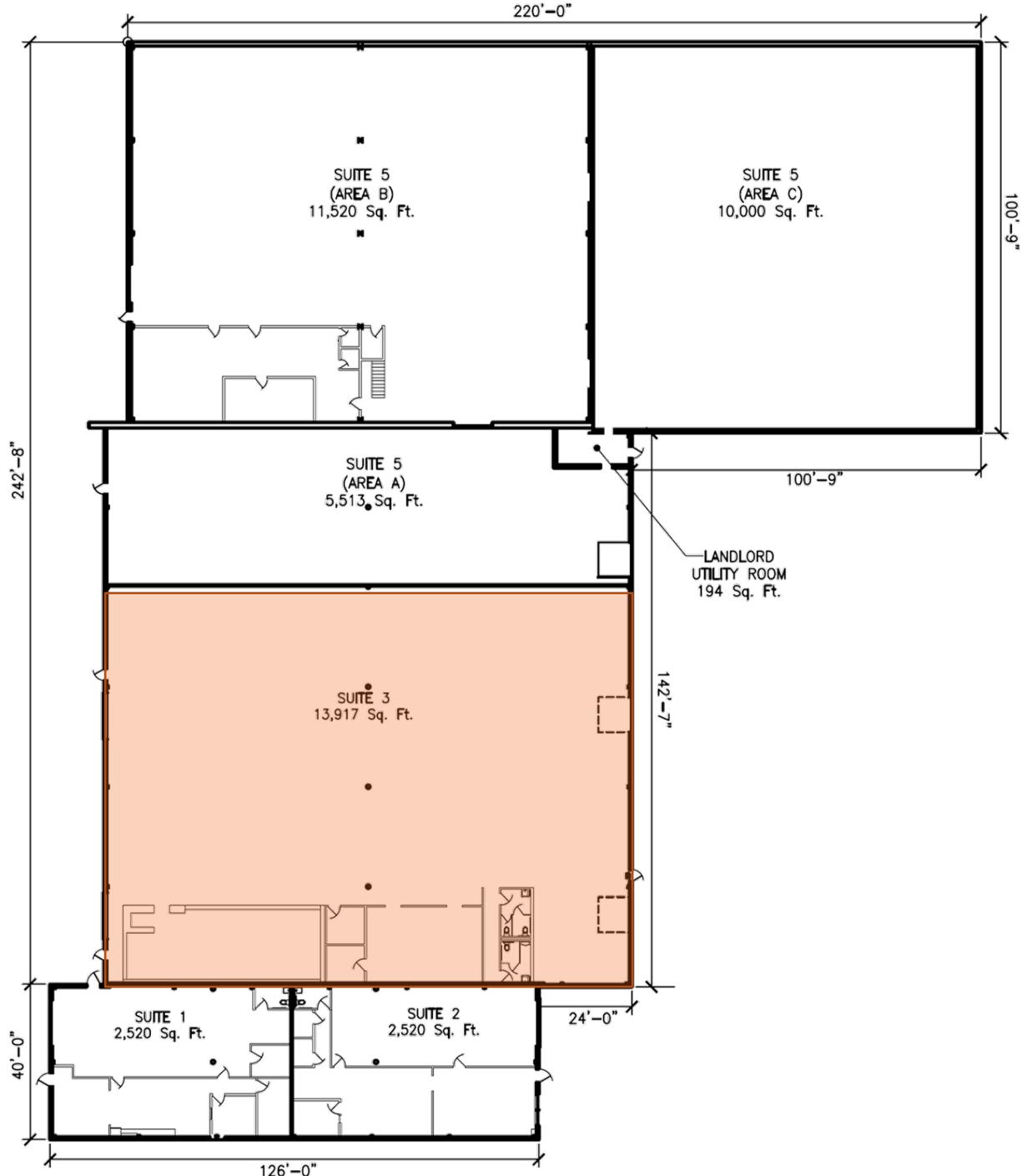
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WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

25 CORPORATE PARK DR., SUITE C
HOPEWELL JUNCTION, NY 12533

TEL.: (845) 897-8205
FAX: (845) 897-0042

BUILDING LAYOUT

182 OLD ROUTE 9

TOWN OF WAPPINGER

DUTCHESS COUNTY, NEW YORK

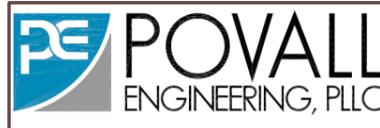
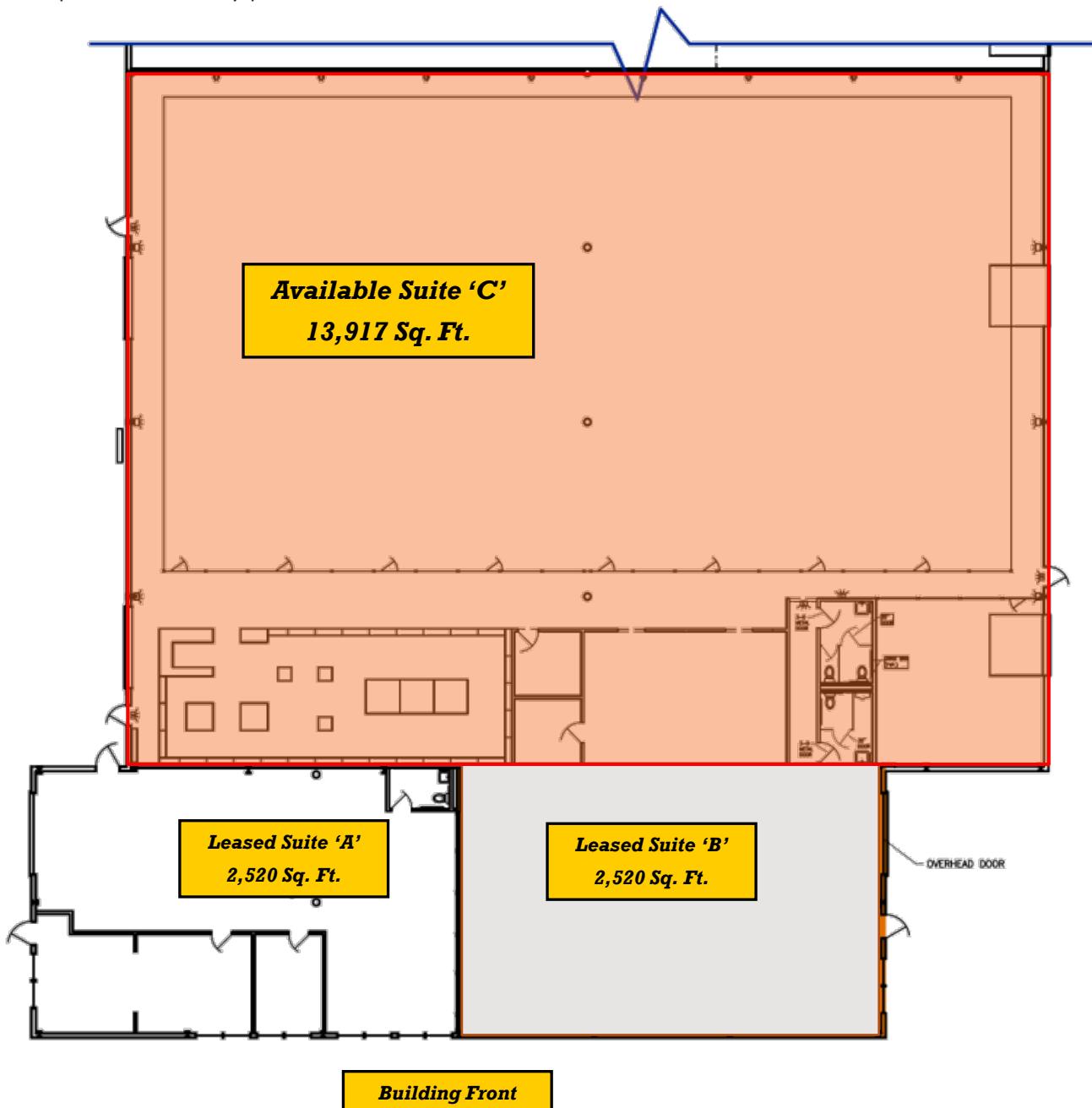
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182 Old Route 9 Suite 'C'

Building Layout Plan

Not to Scale