



# INDUSTRIAL COMPLEX + LAND DEVELOPMENT

46, 68-74 VIOLET AVE & 10-30 SUPERIOR WAY, POUGHKEEPSIE, NY 12601



## HEAVY INDUSTRIAL - 8 BUILDINGS | 160,000 SF | 25 ACRES

**ADDRESS:** NYS Route 9G  
 46 Violet Avenue,  
 68-74 Violet Avenue,  
 10-30 Superior Way,  
 Poughkeepsie, NY 12601

**BUILDING SIZES:** 46 Violet Ave: 115,000 ± SF  
 68-74 Violet Ave: 45,400 ± SF  
**Total: 160,000 ± SF**

**LOT SIZE:** 25.0 Acres

**ACRES:** 68-74 Violet Ave: 1.57 ± Acres  
 10-30 Superior Way: 12.68 ± Acres  
 46 Violet Ave: 11.00 ± Acres  
**Total: 25 ± Acres**

**UTILITIES:** Central Gas & Electric  
 Municipal Water & Sewer

**ASKING PRICE:** Available Upon Request

### PROPERTY HIGHLIGHTS

- Violet Avenue is aka NYS Rt 9G which is a truckers route for 3 bridges: Hudson - Catskill Rip Van Winkle, Kingston Rhinecliff - Rhinebeck & Poughkeepsie - Highland - Mid Hudson Bridge.
- **Mid-Hudson Bridge** - (6 Minutes / 2.8 Miles)
- **Kingston-Rhinecliff** - (29 Minutes / 20 Miles)
- **Newburgh Beacon Bridge** - (34 Minutes / 17.8 Miles)
- **Rip Van Winkle Bridge** - (50 Minutes / 37 Miles)
- Expansion on subject property 11.34 Acres; zoning calls for 30% maximum lot coverage, 90% impervious surface
- 46 Violet: 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.
- Zoning: IH - Heavy Industrial
- **NYS Route 9G** runs N/S through the Hudson Valley region, paralleling the Hudson River. Route 9G begins at an intersection with U.S. Route 9 in Poughkeepsie and extends northward to Columbia County, passing through towns such as Hyde Park, Rhinebeck, and Germantown. NYS Route 9G is a feeder road and leads to Mid-Hudson Bridge, Interstate 84, Interstate 87.



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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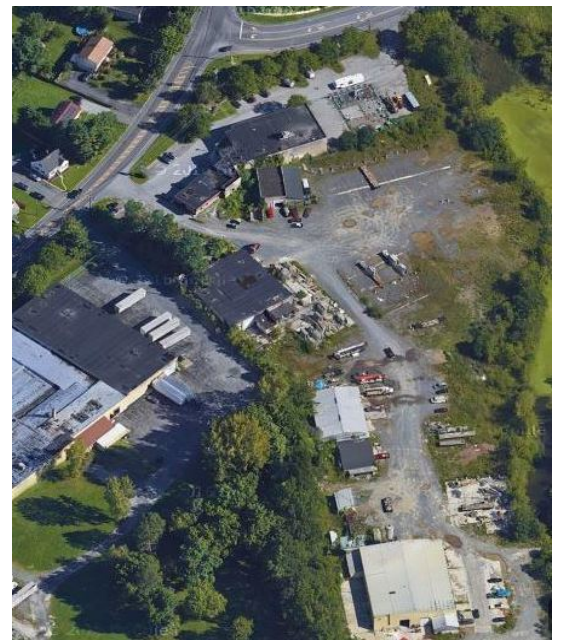




# INDUSTRIAL - VALUE ADD

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MANUFACTURING, DISTRIBUTION, WAREHOUSE \*DEVELOPMENT\*



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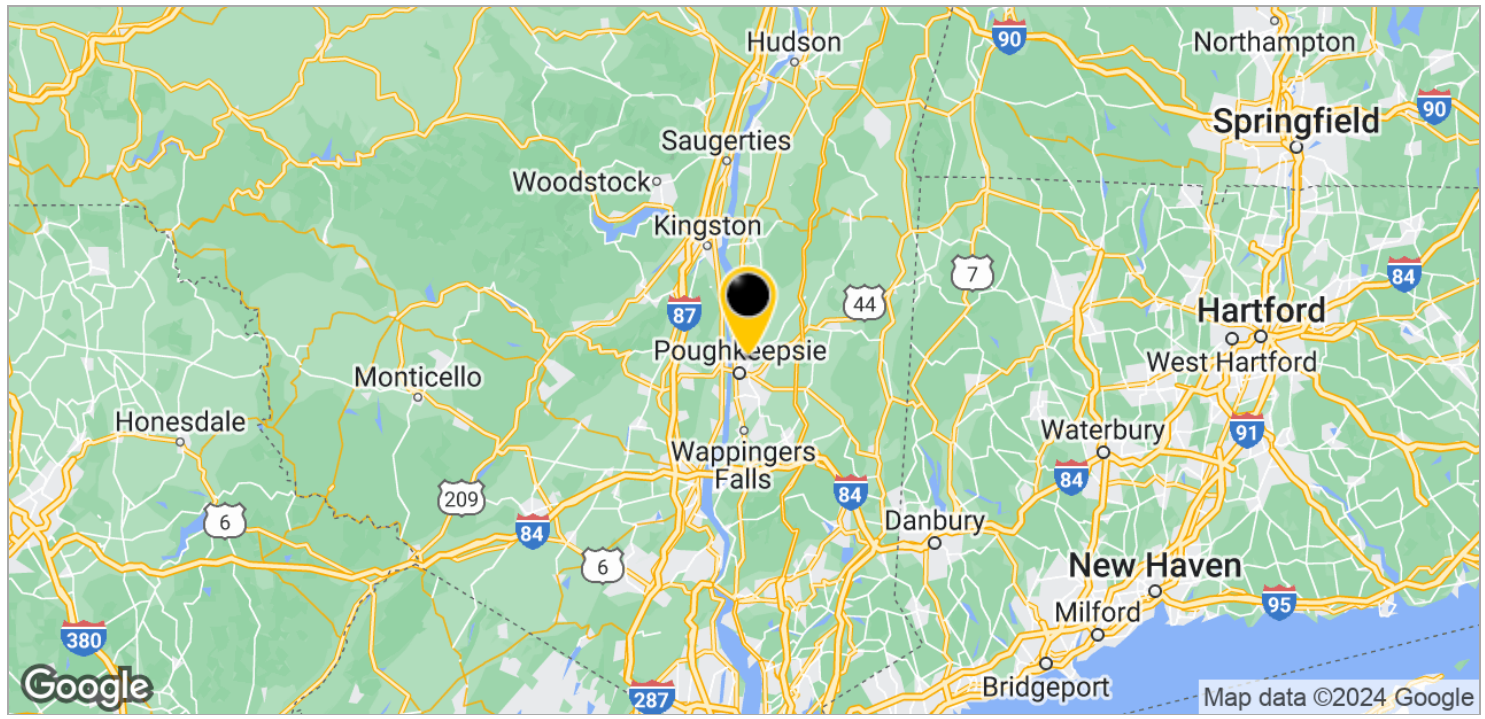




# NEARBY DEMAND GENERATORS

## NYS ROUTE 9G; POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE (6 MINUTES) | TACONIC STATE PARKWAY (17 MINUTES)



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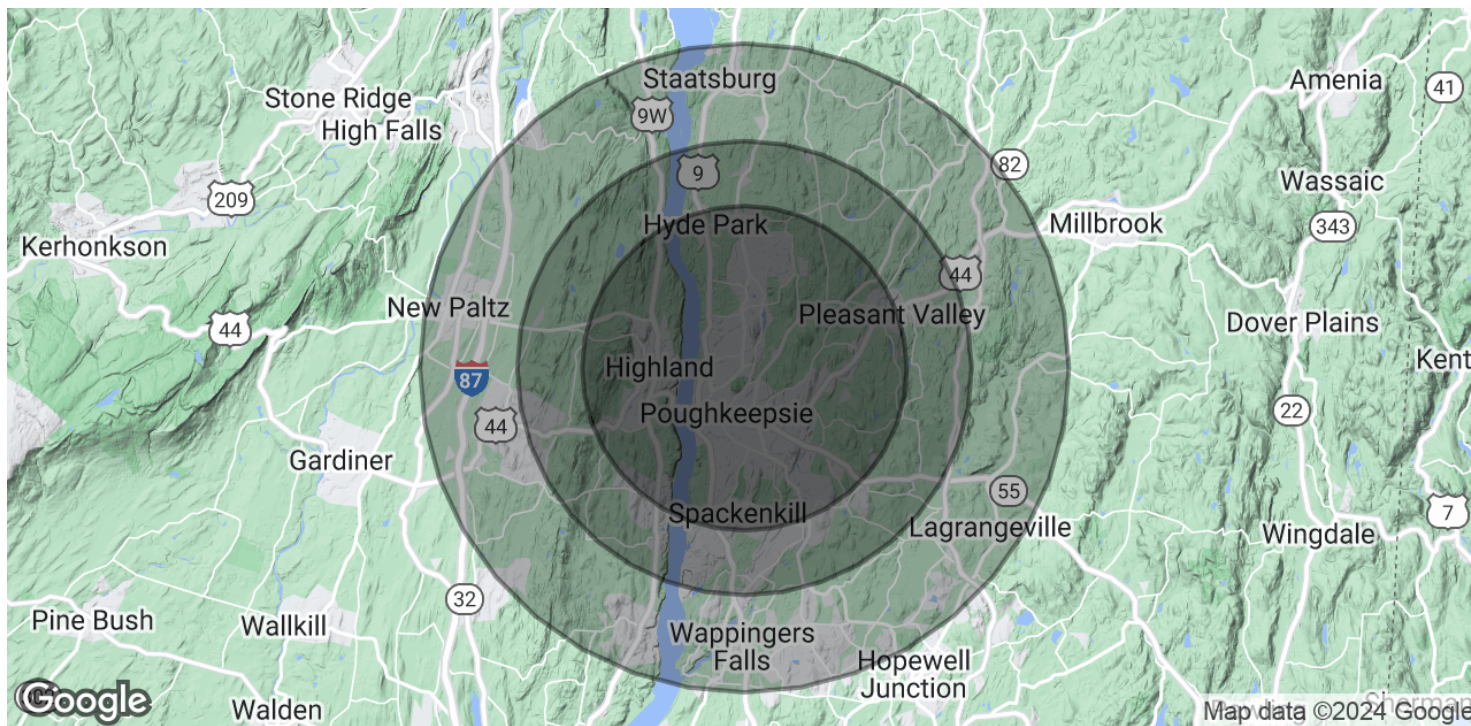




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	91,132	120,130	185,042
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.7
Average Age (Female)	41.3	42.2	43.1

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,233	49,904	75,889
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,611	\$91,474	\$94,337
Average House Value	\$212,764	\$232,746	\$251,170

\* Demographic data derived from 2020 ACS - US Census



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