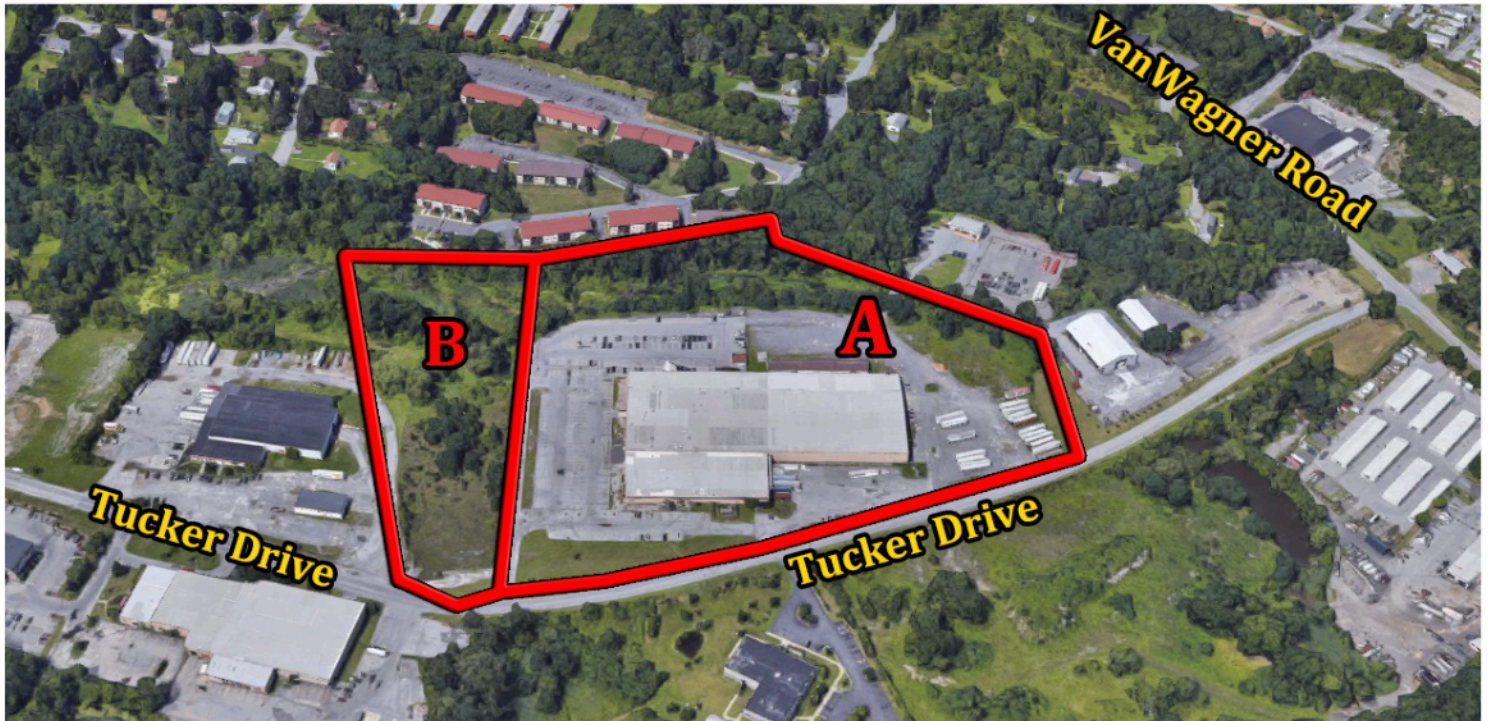




# INDUSTRIAL / OFFICE COMPLEX

19 TUCKER DRIVE, POUGHKEEPSIE, NY 12603



## INDUSTRIAL BUILDING; 120,000 SF / 10 ACRES, 5 ACRES ADDITIONAL

**ADDRESS:** 19 Tucker Drive [Parcel A]  
15 Tucker Drive [Parcel B]

**LOCATION:** Mid-Hudson Bridge - 9 Minutes / 4 Miles  
U.S. Route 44 / NYS Route 55

**ACREAGE:** 10.00 ± Acres [Parcel A]  
5.63 ± Acres [Parcel B]  
**Total: 15.63 ± Acres**

**FRONTAGE:** 859' - Tucker Dr [Parcel A]  
290' - Tucker Dr [Parcel B]

**U.S. ROUTE 44 TRAFFIC:** 18,551 AADT

**SQUARE FOOTAGE:** 122,460 ± SF [Parcel A]

**ASKING PRICE:** Parcel A: \$4,975,000  
Parcel B: \$550,000



### PROPERTY OVERVIEW

[Parcel A] - Industrial - Warehouse, Distribution, Manufacturing  
[Parcel B] - Vacant Commercial Land

#### Demand Generators & Area Retailers:

Vassar College  
Dutchess County Rail Trail  
Hudson Valley Federal Credit Union  
Adams Fairacre Farms  
Super Stop & Shop  
New York State Region 8 DOT  
Town of Poughkeepsie Municipal Offices



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:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# CLOSE PROXIMITY TO AREA GENERATORS NEAR DUTCHESS COUNTY RAIL TRAIL

VASSAR COLLEGE, STOP & SHOP, ADAMS FAIRACRE FARMS, NYS REGION 8 DOT



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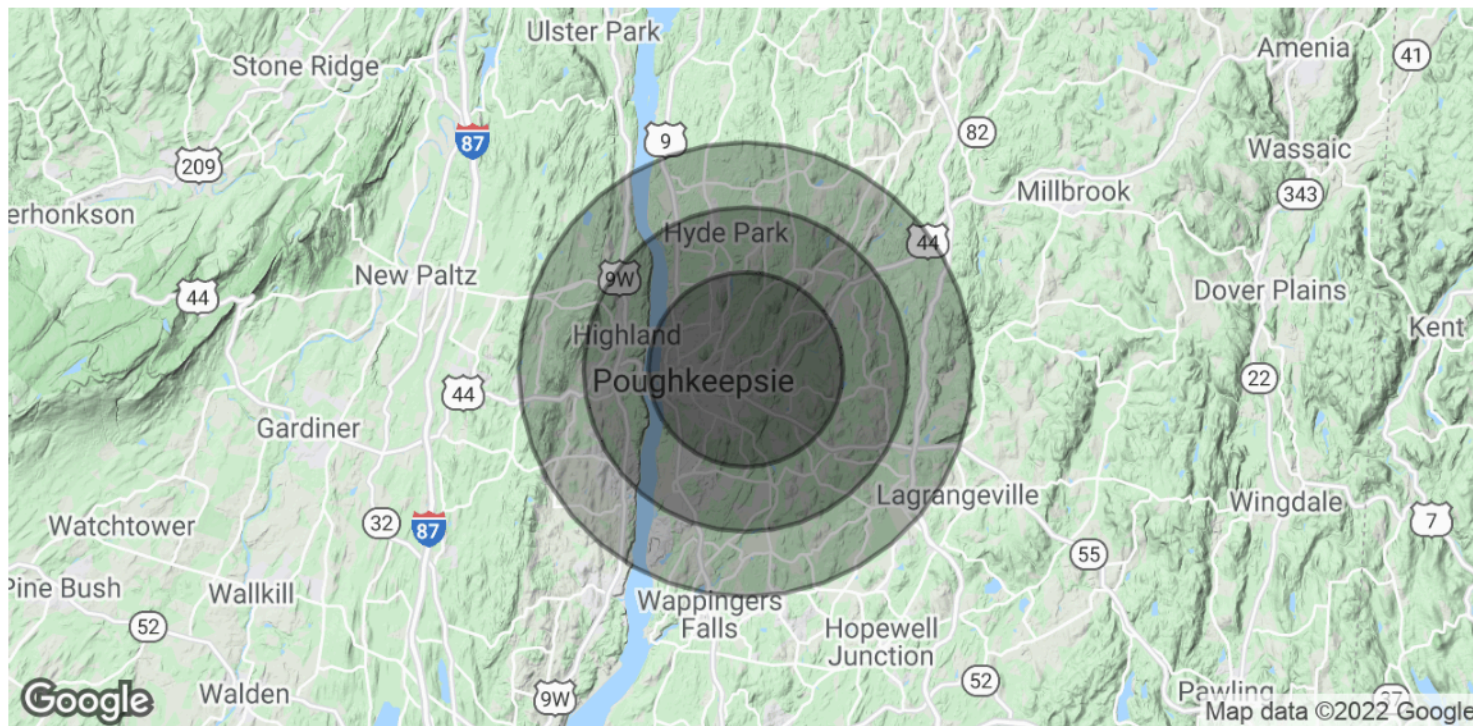
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY & ULSTER COUNTY AREA



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	67,778	115,340	155,284
Average Age	34.4	35.6	37.0
Average Age (Male)	32.8	34.1	35.6
Average Age (Female)	35.2	36.3	37.7

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,522	42,275	57,184
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$65,628	\$72,049	\$75,538
Average House Value	\$271,630	\$284,677	\$298,446

\* Demographic data derived from 2010 US Census



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