



# MANUFACTURING FACILITY

19 RYAN DRIVE, HOPEWELL JUNCTION, NY 12533

**1,200  
AMPS**



**MAIN BUILDING 24,736 SF, SECONDARY BUILDING 4,000 SF**

**ADDRESS:** 19 Ryan Drive  
Hopewell Junction, NY 12533

**LOCATION:** NYS Route 82 near Taconic State Parkway  
Trucker Route NYS-82 to NY-52  
I-84 via TSP - 10 Minutes / 8.2 Miles  
I-84 via NYS Route 82 - 13 Minutes / 6.7 Miles

**LOT SIZE:** 2.71 Acres

**BUILDING SIZE:** Building 1: 24,736 SF  
Building 2: 4,000 SF  
**Total: 28,736 SF**

**ZONING:** Industrial (I-3)

**ASKING PRICE:** \$2,950,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Manufacturing / Contractors Facility For Sale on 19 Ryan Drive, Hopewell Junction, NY 12533. The property is ideal for light manufacturing, research, distribution, or contractor's shop. NYS Route 82 near Taconic State Parkway, I-84 via TSP - 10 Minutes / 8.2 Miles & I-84 via NYS Route 82 - 13 Minutes / 6.7 Miles.



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)





# WAREHOUSE / INDUSTRIAL / OFFICE

ADDITIONAL DETACHED ONE-STORY BUILDING: 4,000 SF

28,736 SF COMBINED - 1,200 AMPS - 2.71 ACRES



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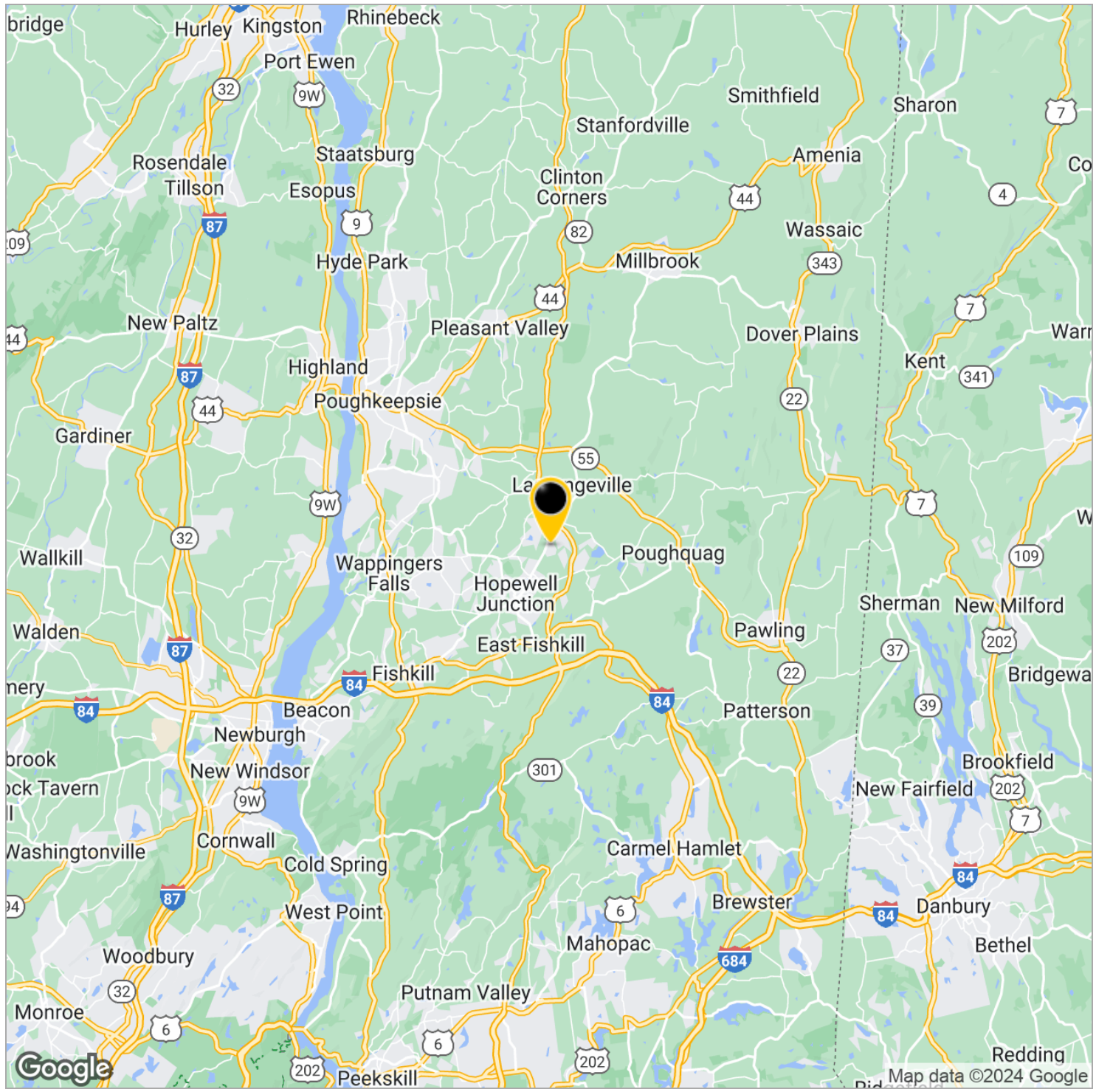




# INTERSTATE 84 via TSP - 10 MINUTES

## INTERSTATE 84 via NYS ROUTE 82 - 13 MINUTES

### NYS ROUTE 82 NEAR TACONIC STATE PARKWAY



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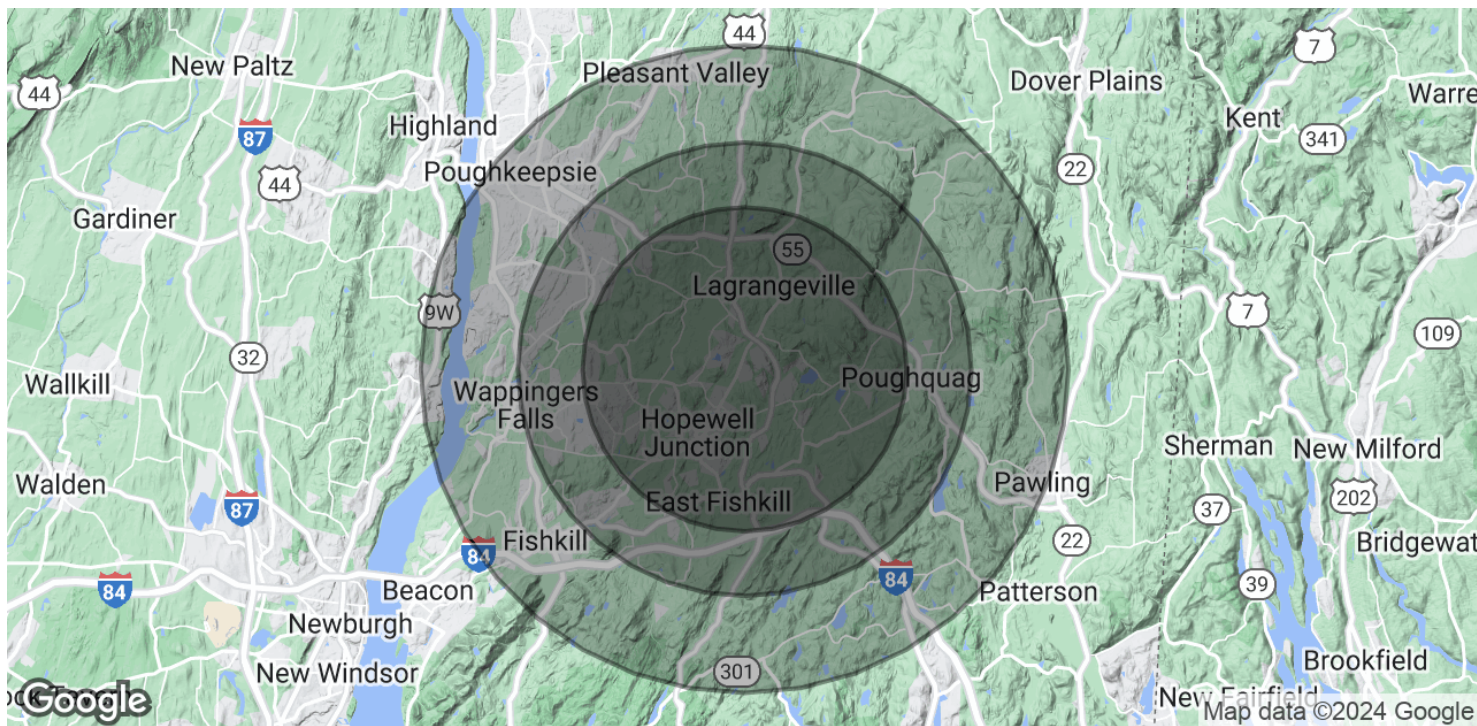
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY AREA



<b>POPULATION</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Population	50,819	89,515	199,110
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
Total Households	17,327	31,633	74,058
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$177,221	\$168,250	\$140,279
Average House Value	\$494,796	\$483,468	\$424,107

Demographics data derived from AlphaMap



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