



FOR SALE

AVIATION PROPERTY & AIRPORT HANGARS AT SKY ACRES AIRPORT AIRNAV 44N - HUDSON VALLEY, NY



MILLBROOK / RHINEBECK AREA

- **79 Styles Way**
Lagrangeville, NY 12540
- **Location:** Taconic State Parkway to NYS Route 55 East to North on NYS Route 82
- **Type:** Commercial Building / Hangars
- **Acreage:** 28.31 ± Acres
- **Square Footage:**
 - 1st Level:* 6,000 ± SF - Clear Span
 - 3,000 ± SF - Parts/Shipping
 - 2nd Level:* 3,000 ± SF - Office
 - 12,000 ± SF - Total

Satellite Hangar: 1,600 ± SF

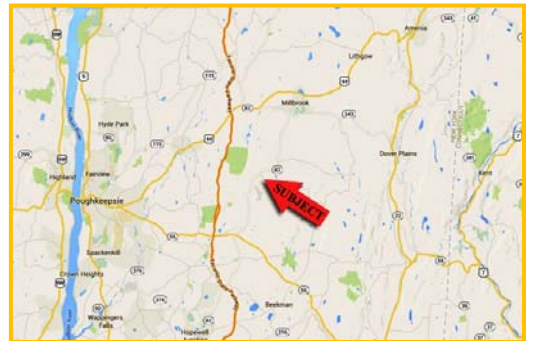
Sq.Ft. Subject to Further Confirmation

- **Development Potential:** Additional Commercial or Residential Use
- **Zoning:** AI, Airport Industrial
- **Utilities:** Propane Heat
Office & Part of Warehouse A/C Cooled
- **Amenities:** T-1 for Telephone & Data - *To Be Confirmed*

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	4,159	14,148	44,554
Avg. HH Income	\$109,160	\$109,719	\$105,796
# of Household	1,483	5,059	16,105

- **Asking Price:** Available Upon Request

**Catskill
Views!**



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**** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED ****

