



INDUSTRIAL - HUDSON RIVER FRONT

1106 RIVER ROAD, NEW WINDSOR, NY 12533



INTERSTATE 84 & INTERSTATE 87 & NYS ROUTE 17K AKA I86

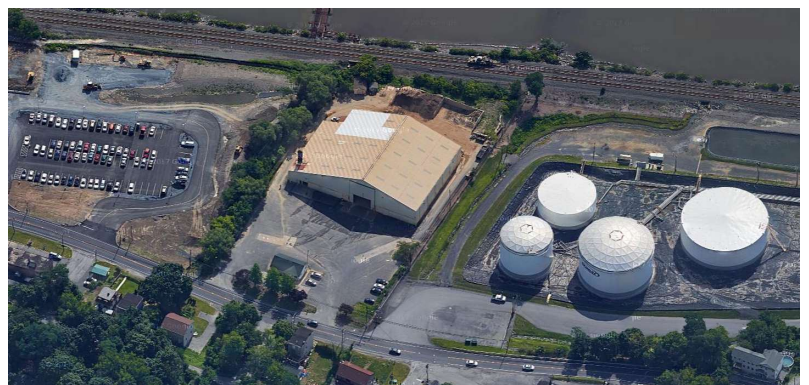
ADDRESS: 1106 River Road
New Windsor, NY 12553

LOCATION: **Newburgh Beacon Bridge**
(9 Minutes / 4.3 Miles)
Beacon Metro North
(12 Minutes / 7 Miles)
NYS Route 17K aka i86 Exit 34
(13 Minutes / 8.4 Miles)
I84 Exit 39/I87 Exit 17
(14 Minutes / 5.6 Miles)

LOT SIZE: 4.46 Acres

BUILDING SIZE: Main: 27,500 SF
Annex: 1,200 SF

ASKING PRICE: Sale or Lease Price
Available Upon Request



LOCATION OVERVIEW

New Windsor, NY, is a historic town in Orange County, located in the scenic Hudson Valley. Established in 1763, it has a rich history, including ties to the American Revolutionary War. The town is home to the National Purple Heart Hall of Honor, which commemorates the bravery of U.S. service members, and offers proximity to the Storm King Art Center, a renowned outdoor sculpture park.

New Windsor also boasts natural beauty with access to the Hudson River and several parks, making it a great destination for outdoor activities. Its location near cities like Newburgh and Beacon adds convenience, blending small-town charm with cultural and recreational opportunities.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

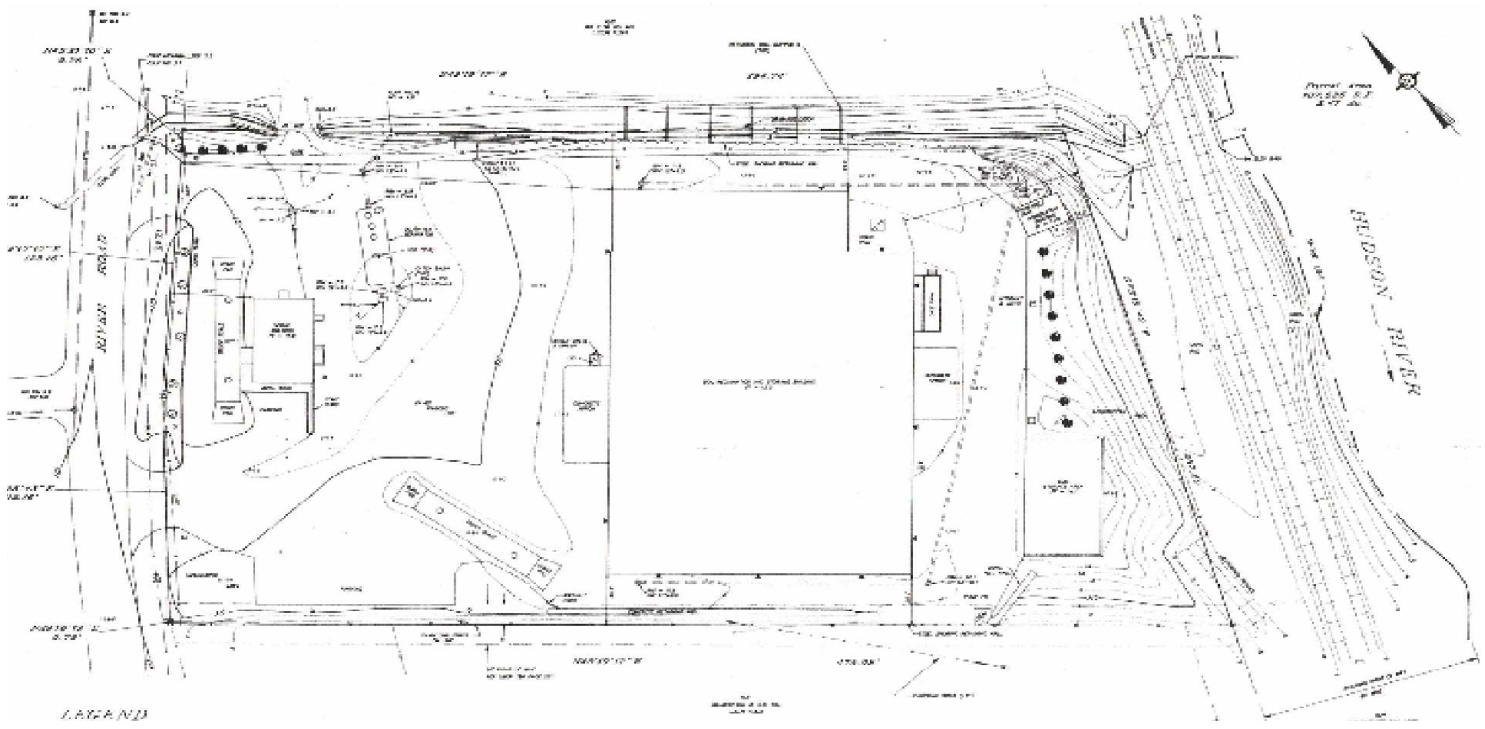
Thomas M. Cervone
845.485.3100
tom@crproperties.com



WAREHOUSE, DISTRIBUTION

1106 RIVER ROAD, NEW WINDSOR, NY 12533

FENCED PROPERTY WITH ADDITIONAL BUILDING ON SITE



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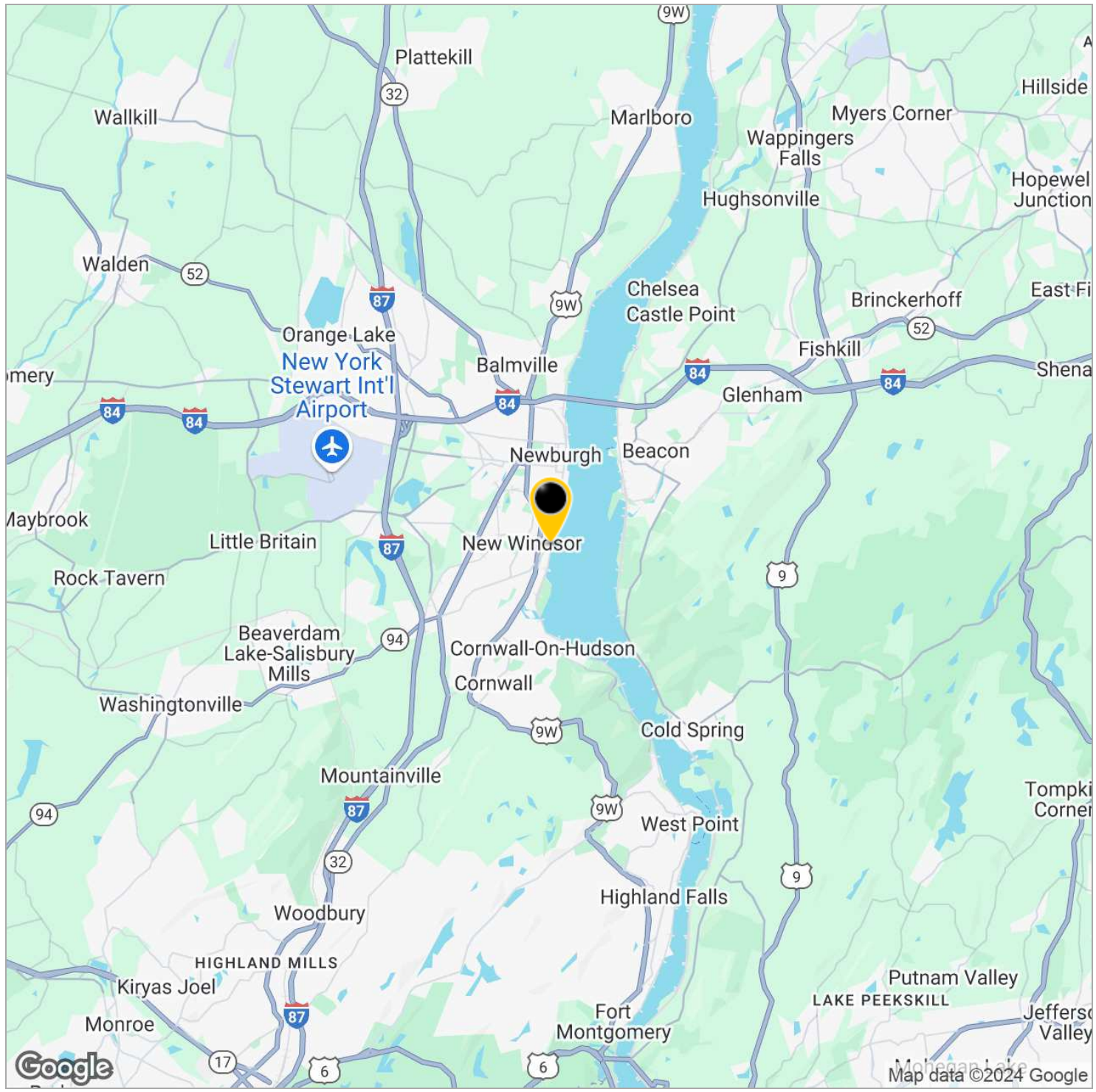
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NEWBURGH BEACON BRIDGE - 9 MINUTES BEACON METRO NORTH STATION - 12 MINUTES

INTERSTATE 84 EXIT 39, INTERSTATE 87 EXIT 17 - 14 MINUTES



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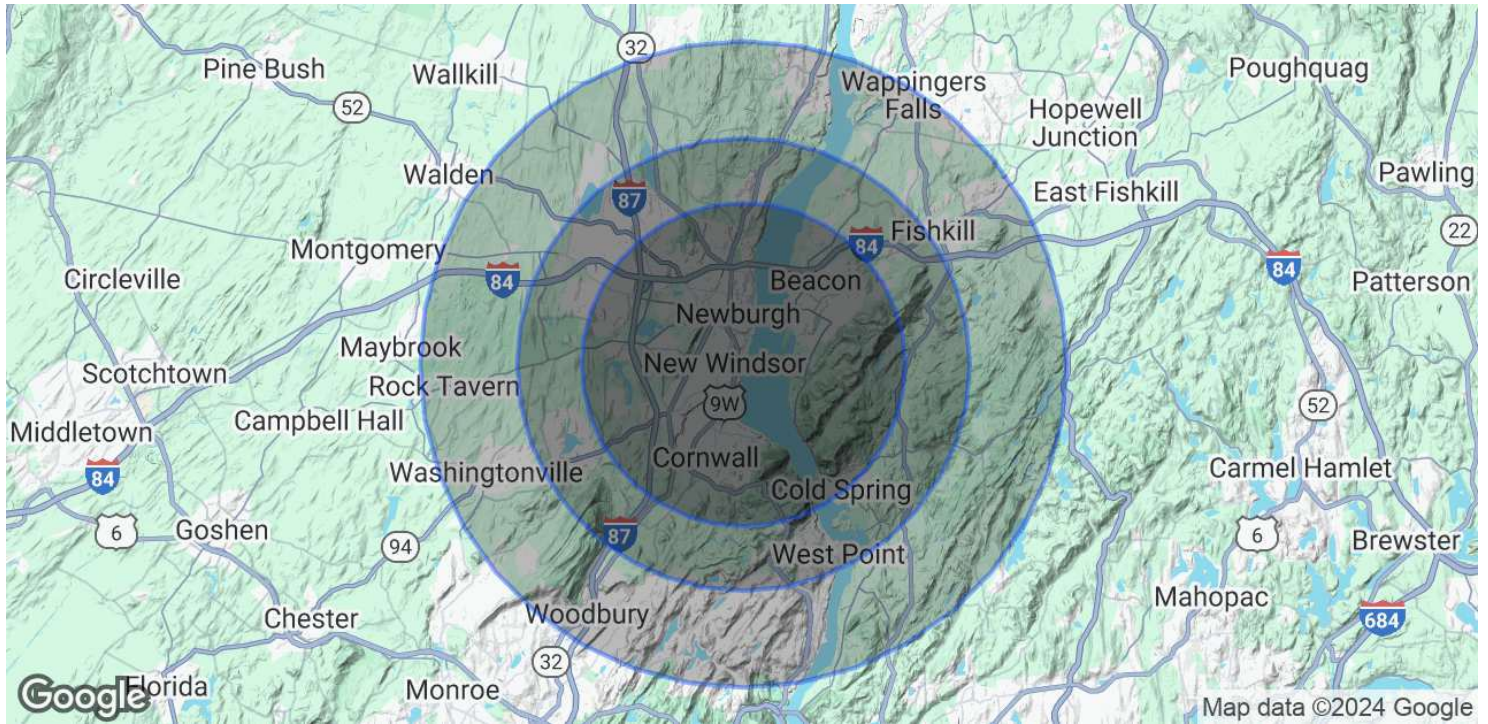
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY - MID-HUDSON REGION



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	98,589	137,336	201,825
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	36,671	49,976	73,951
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,642	\$120,648	\$126,944
Average House Value	\$377,615	\$399,070	\$414,776

Demographics data derived from AlphaMap



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