



INDUSTRIAL / MAKER SPACE / FLEX

NYS ROUTE 22, 5979 NORTH ELM, MILLERTON, NY 12546



LIGHT MANUFACTURING, WAREHOUSE, RESEARCH & DEVELOPMENT

ADDRESS: NYS Route 22
5979 North Elm
Millerton, NY 12546

LOCATION: 4 Minutes from NY / CT Border Near
Intersection US Route 44 at NYS Route 22

AVAILABLE SF: 13,000 ± SF

FRONTAGE: 300' + on NYS Route 22

LEASE PRICE: Warehouse: \$7.50 Per SF
Office Space: \$12 Per SF
NNN Estimated: \$2.20 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer space For Lease within an Industrial Complex located on NYS Route 22, 5979 North Elm, Millerton, NY. This location is 4 minutes from the New York & Connecticut Border and within close proximity to Demand Generators & Area Retailers. The Co-Tenants in the building are Arnoff, Four Corners, Greyhouse, Illinois Tool Works and Atlantic Restoration. This site has multiple loading docks available and is secured by a gated chain link fence.



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



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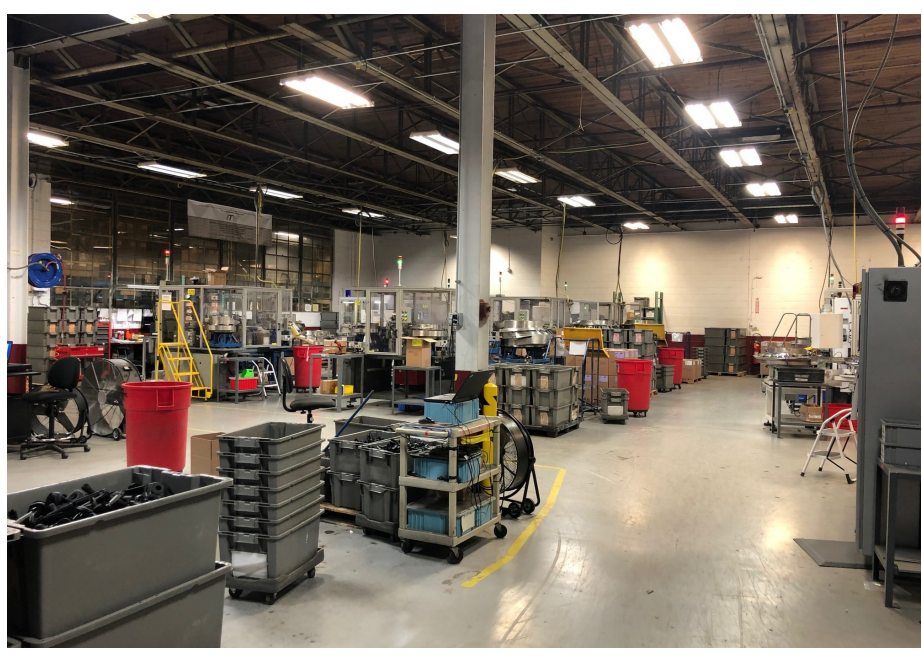
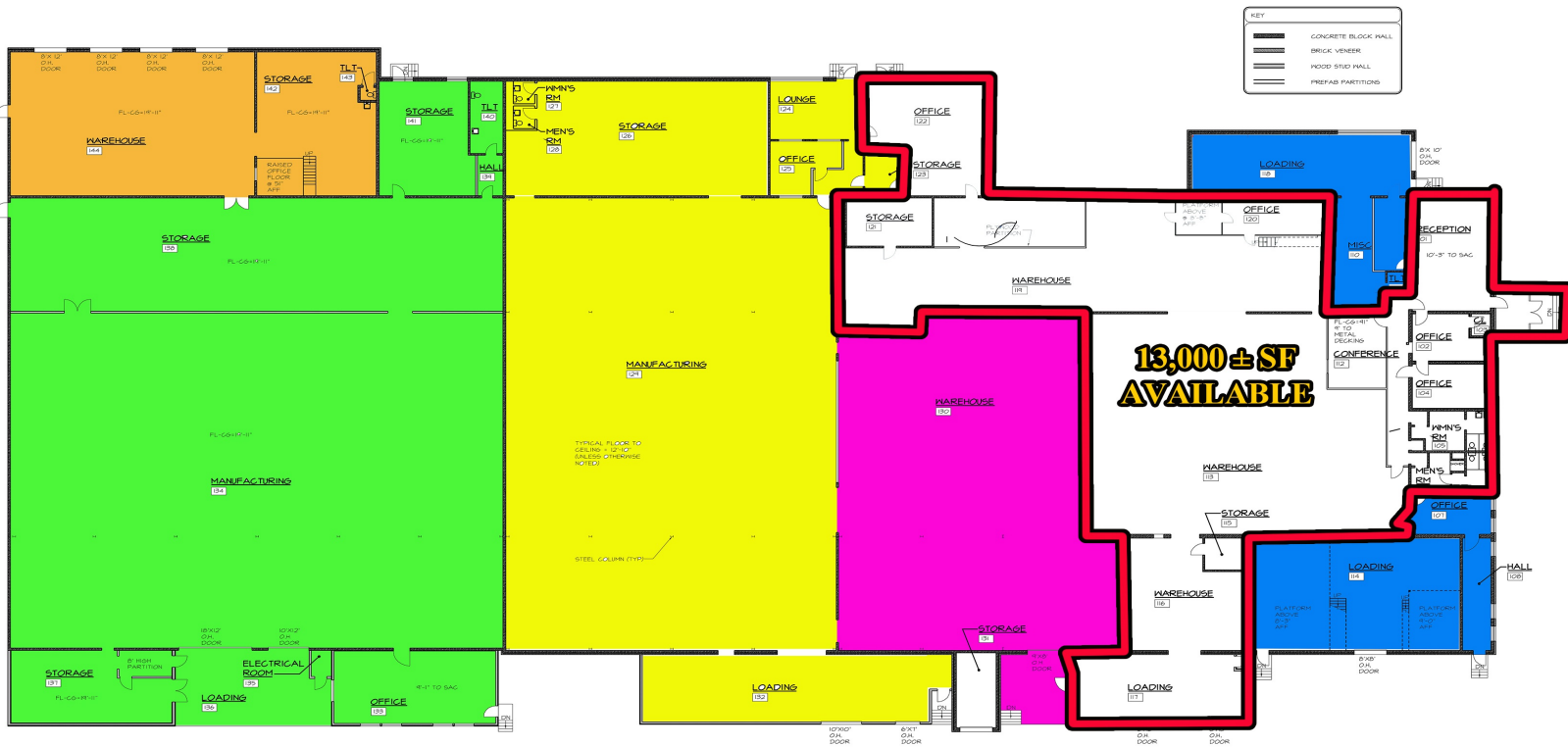
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



JOIN ARNOFF, FOUR CORNERS, GREYHOUSE ILLINOIS TOOL WORKS & ATLANTIC RESTORATION

INDUSTRIAL / WAREHOUSE STORAGE WITH LOADING DOCKS



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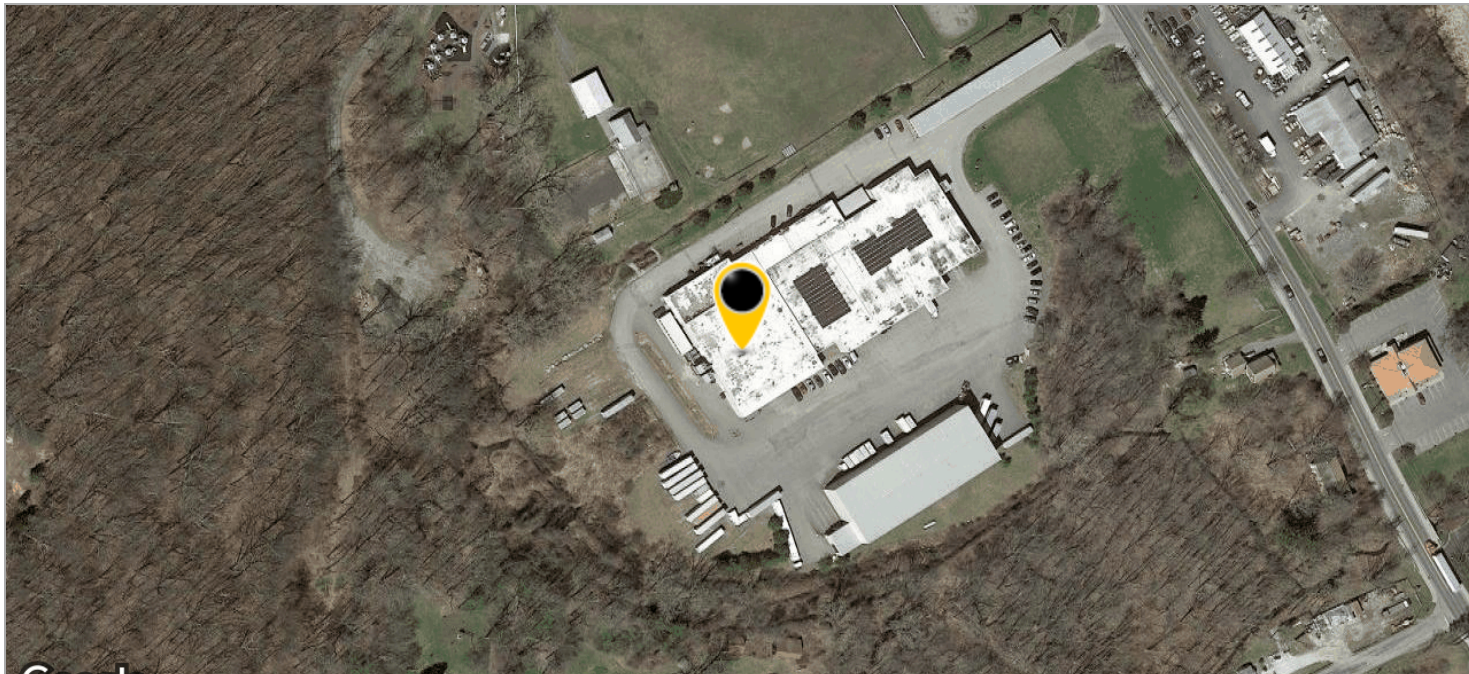
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NEARBY DEMAND GENERATORS

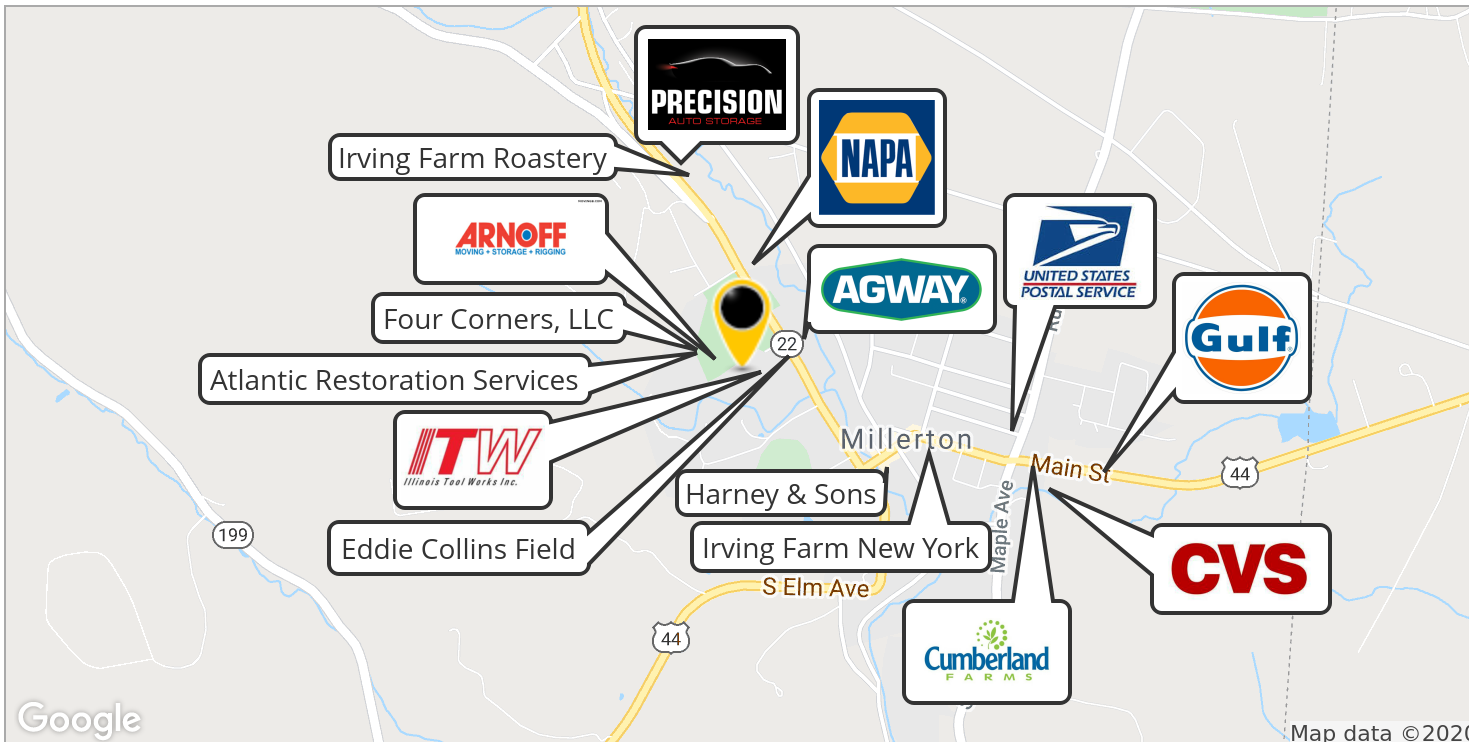
NEAR INTERSECTION OF NYS ROUTE 22 & US ROUTE 44

4 MINUTES FROM NEW YORK / CONNECTICUT BORDER



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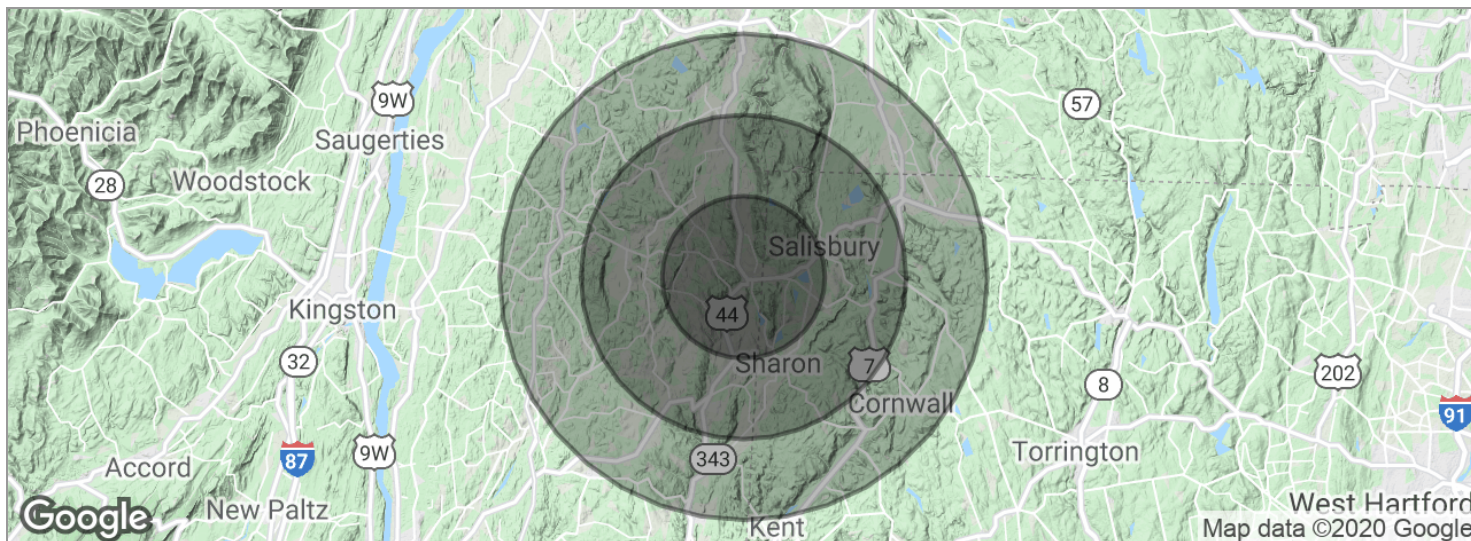
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN DUTCHESS COUNTY & CONNECTICUT BORDER



POPULATION	5 MILES	10 MILES	15 MILES
Total population	4,933	19,460	44,030
Median age	46.0	46.0	46.2
Median age (male)	44.2	44.4	44.9
Median age (Female)	47.7	47.2	47.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	1,954	7,886	18,119
# of persons per HH	2.5	2.5	2.4
Average HH income	\$82,233	\$86,585	\$87,583
Average house value	\$538,579	\$502,100	\$435,625

* Demographic data derived from 2010 US Census



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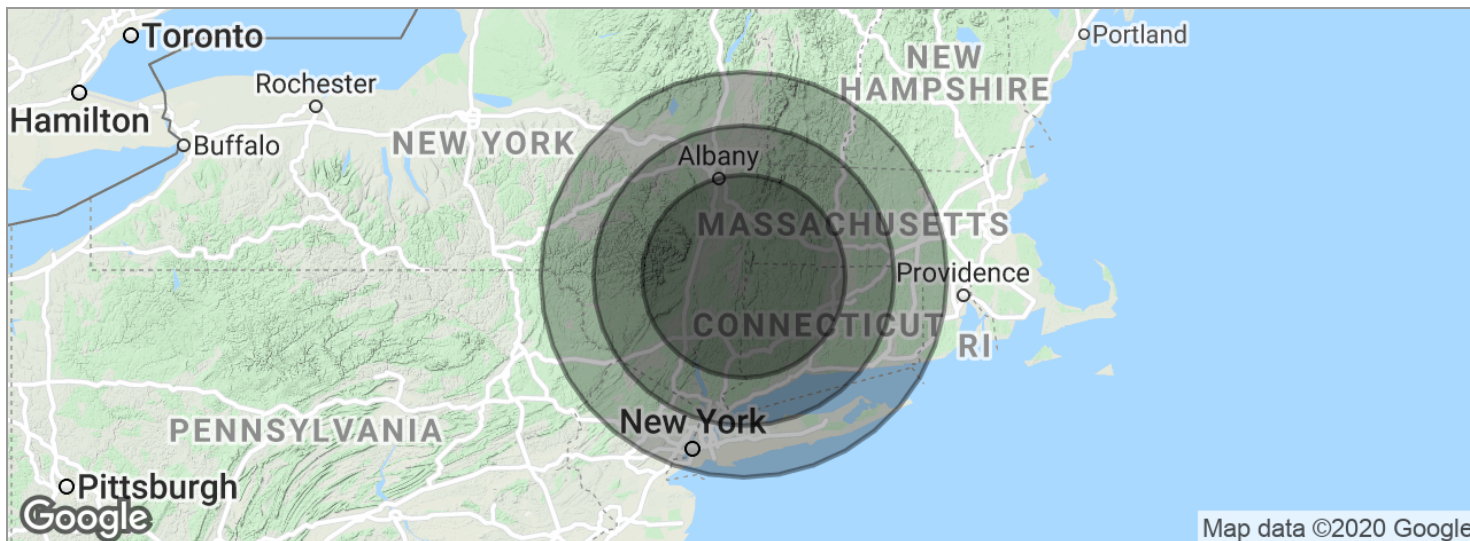
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN DUTCHESS COUNTY & CONNECTICUT BORDER



POPULATION	50 MILES	74 MILES	100 MILES
Total population	2,412,358	8,351,100	28,203,924
Median age	40.8	39.6	37.8
Median age (male)	39.5	38.4	36.5
Median age (Female)	41.7	40.9	39.1
HOUSEHOLDS & INCOME	50 MILES	74 MILES	100 MILES
Total households	914,549	3,175,072	10,488,205
# of persons per HH	2.6	2.6	2.7
Average HH income	\$89,103	\$94,229	\$90,879
Average house value	\$366,167	\$400,889	\$456,054

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