



INDUSTRIAL FLEX SPACE

U.S. ROUTE 44, 900 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603



INDUSTRIAL FLEX SPACE UP TO 80,000 SF

ADDRESS: U.S. Route 44
900 Dutchess Turnpike,
Poughkeepsie, NY 12603

LOCATION: **MidHudson Bridge**
(12 Minutes / 4.7 Miles)
Taconic State Parkway
(13 Minutes / 6 Miles)

SPACES AVAILABLE: 80,000 SF
*Sub dividable, minimum of
7,500 - 10,000 square feet

BUILDING INFO: 14' Ceiling Height, Loading
Docks

ASKING RATE: \$12 Per SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer 40,000 SF of Industrial Flex Space For Lease on 900 Dutchess Turnpike in Poughkeepsie, NY. 12 Minutes from the MidHudson Bridge & 13 Minutes from the Taconic State Parkway. There are 14' Ceilings, Rack to 12', Bay Doors are 40 x 40, Loading Docks, rows of 14 car parking and more. Near Eastdale Village, Adams Fairacre Farms, and Plaza 44 Shopping Center.

***Interior demolition has taken place for Space N**



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:

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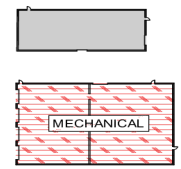


SPACE N: 80,000 SF AVAILABLE

ELEVATOR ACCESS AND WINDOW SPACE

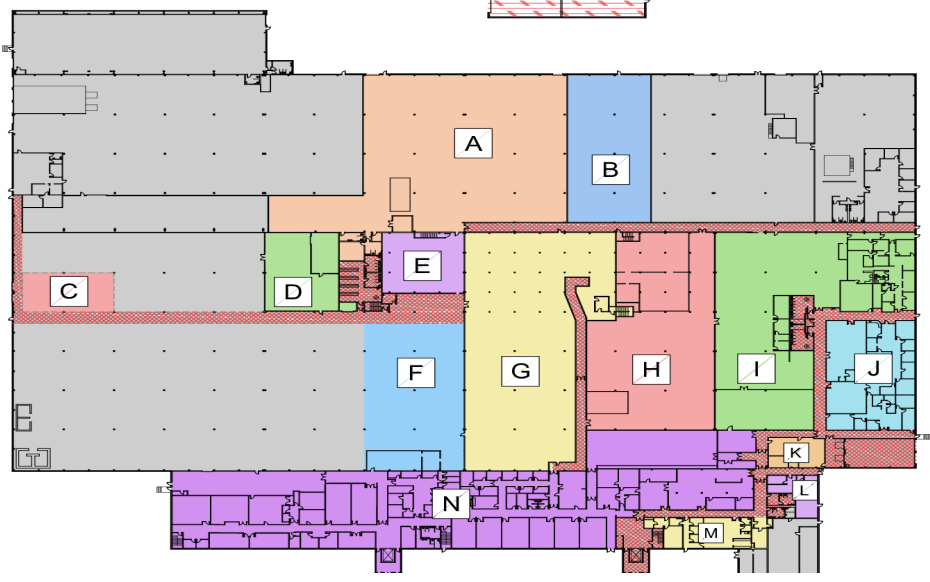
14' CEILING HEIGHT, LOADING DOCKS

TOTAL FIRST FLOOR: 353,983 SQFT



LEGEND	
HATCH	SPACE DESIGNATION
	EXISTING TENANT
	COMMON SPACE
	MECHANICAL

VACANCY BREAKDOWN			
HATCH	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
A	40' X 40'	20'-4"	29,314 SQFT
B	40' X 40'	15'-6"	10,143 SQFT
C	40' X 40'	18'-0"	2,924 SQFT
D	N/A	18'-0"	4,878 SQFT
E	20' X 20'	18'-0"	4,087 SQFT
F	40' X 40'	18'-0"	12,019 SQFT
G	20' X 20' / 40' X 40'	18'-0"	23,943 SQFT
H	40' X 40'	18'-0"	18,433 SQFT
I	40' X 40'	18'-0"	21,325 SQFT
J	N/A	DROP CEILING	7,933 SQFT
K	N/A	DROP CEILING	1,400 SQFT
L	N/A	DROP CEILING	1,243 SQFT
M	N/A	DROP CEILING	2,861 SQFT
N	N/A	DROP CEILING	38,780 SQFT
TOTAL VACANCY	N/A	N/A	182,286 SQFT



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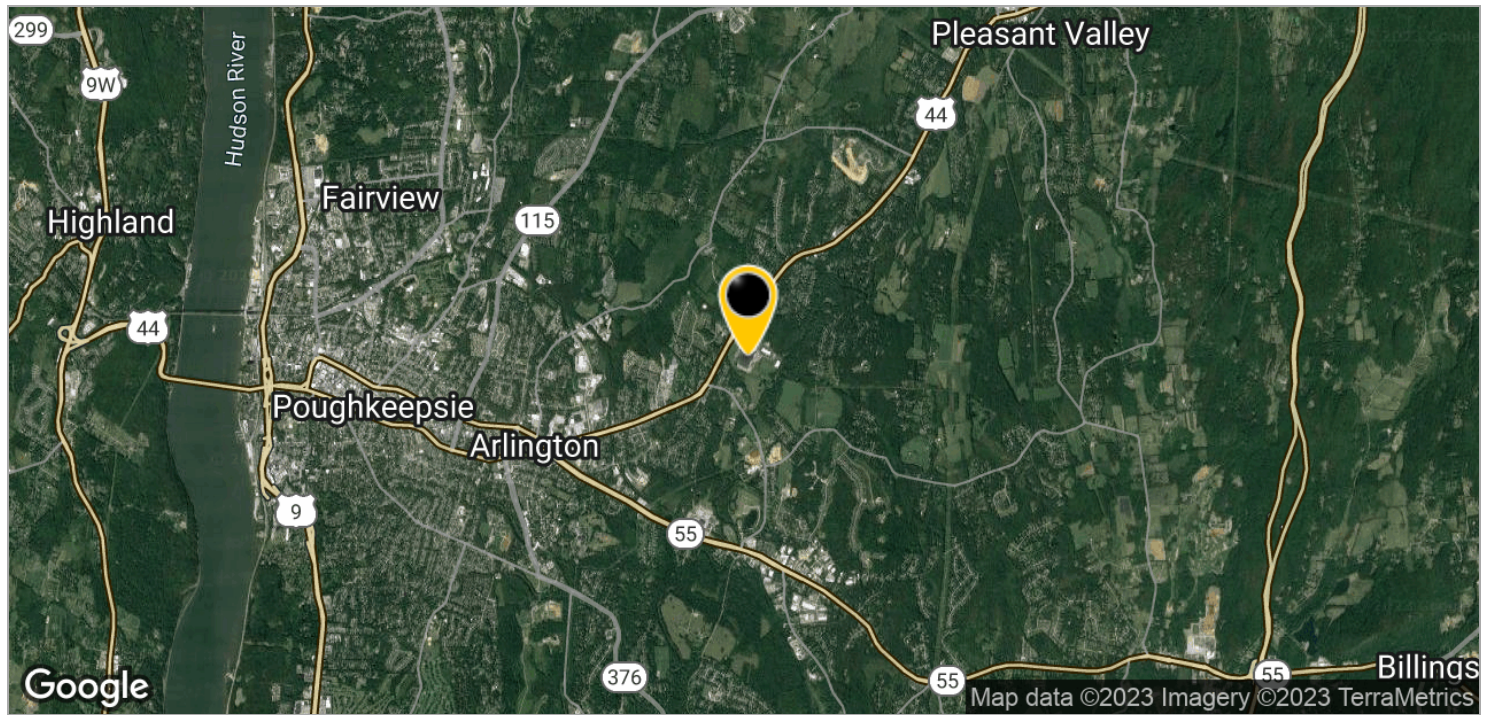
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MIDHUDSON BRIDGE: (12 MINUTES / 4.7 MILES) TACONIC STATE PARKWAY: (13 MINUTES / 6 MILES)

NEAR EASTDALE VILLAGE, ADAMS FAIRACRE FARMS, PLAZA 44 SHOPPING CENTER



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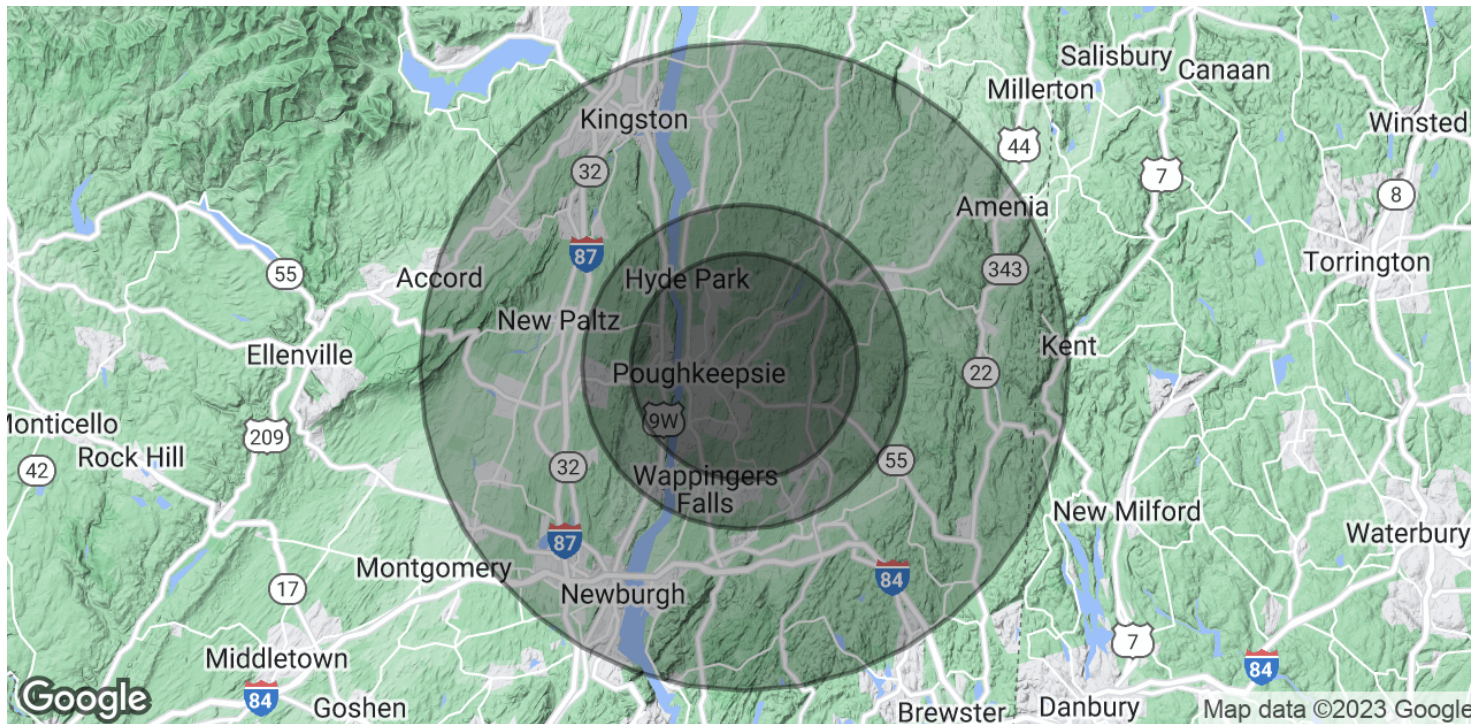
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HISTORIC HUDSON VALLEY POPULATION, HOUSEHOLD & INCOME

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	151,198	228,367	564,727
Average Age	36.7	37.8	38.5
Average Age (Male)	35.4	36.6	37.4
Average Age (Female)	37.5	38.6	39.1

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	55,166	83,295	205,318
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$76,722	\$81,041	\$81,681
Average House Value	\$306,600	\$330,044	\$331,346

* Demographic data derived from 2020 ACS - US Census



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