



WAREHOUSE SPACES FOR LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590



WAREHOUSE, FLEX SPACE, DISTRIBUTION

ADDRESS: NYS Route 376
72 Airport Drive
Wappingers Falls, NY 12590

LOCATION: Interstate 84, Exit 46 - 14 Minutes
Taconic State Parkway - 12 Minutes
Mid-Hudson Bridge - 18 Minutes
Newburgh Beacon Bridge - 20 Minutes

SPACES AVAILABLE: Unit 1-3: 3,100 SF
Unit 1-4: 3,500 SF

LEASE RATE: Unit 1-3: \$3,250 Per Month, Gross
Unit 1-4: \$3,700 Per Month, Gross
Sale: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Two spaces For Lease on 72 Airport Drive, Wappingers Falls, NY 12590. This Location is across the street (NYS Route 376, New Hackensack Road) from Dutchess County Airport, 14 Minutes from Interstate 84, Exit 46, 12 Minutes from the Taconic State Parkway, 18 Minutes from the Mid-Hudson Bridge, and 20 Minutes from the Newburgh Beacon Bridge. The spaces available are Unit 1-3 (3,100 SF) and Unit 1-4 (3,500 SF).



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
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SUITES AVAILABLE FOR LEASE

72 AIRPORT DRIVE, WAPPINGERS FALLS, NY 12590

OFFICE, RETAIL, SERVICE, FLEX SPACE



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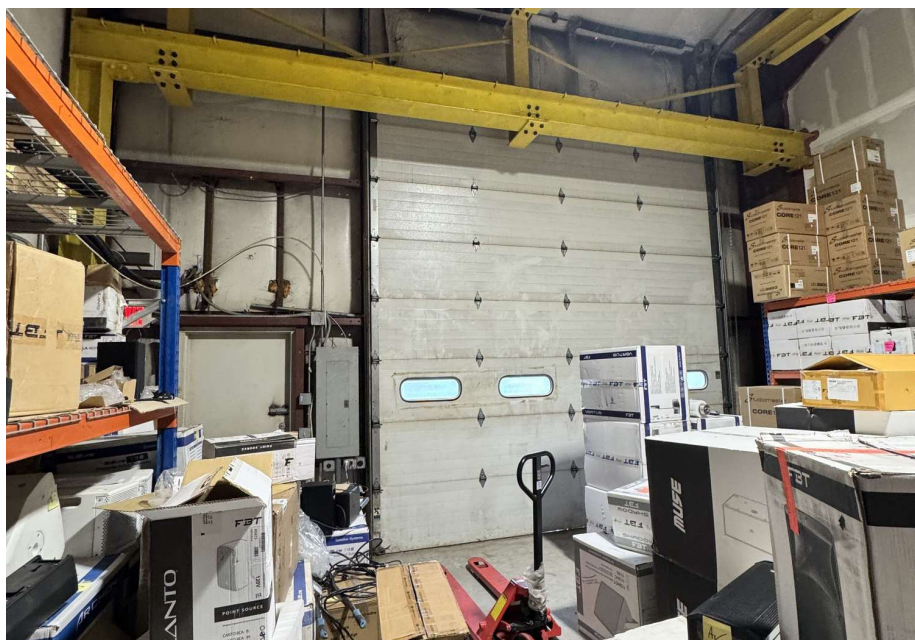
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INTERSTATE 84, EXIT 46 - 14 MINUTES
TACONIC STATE PARKWAY - 12 MINUTES

DUTCHESS COUNTY AIRPORT ACROSS THE STREET, NYS ROUTE 376



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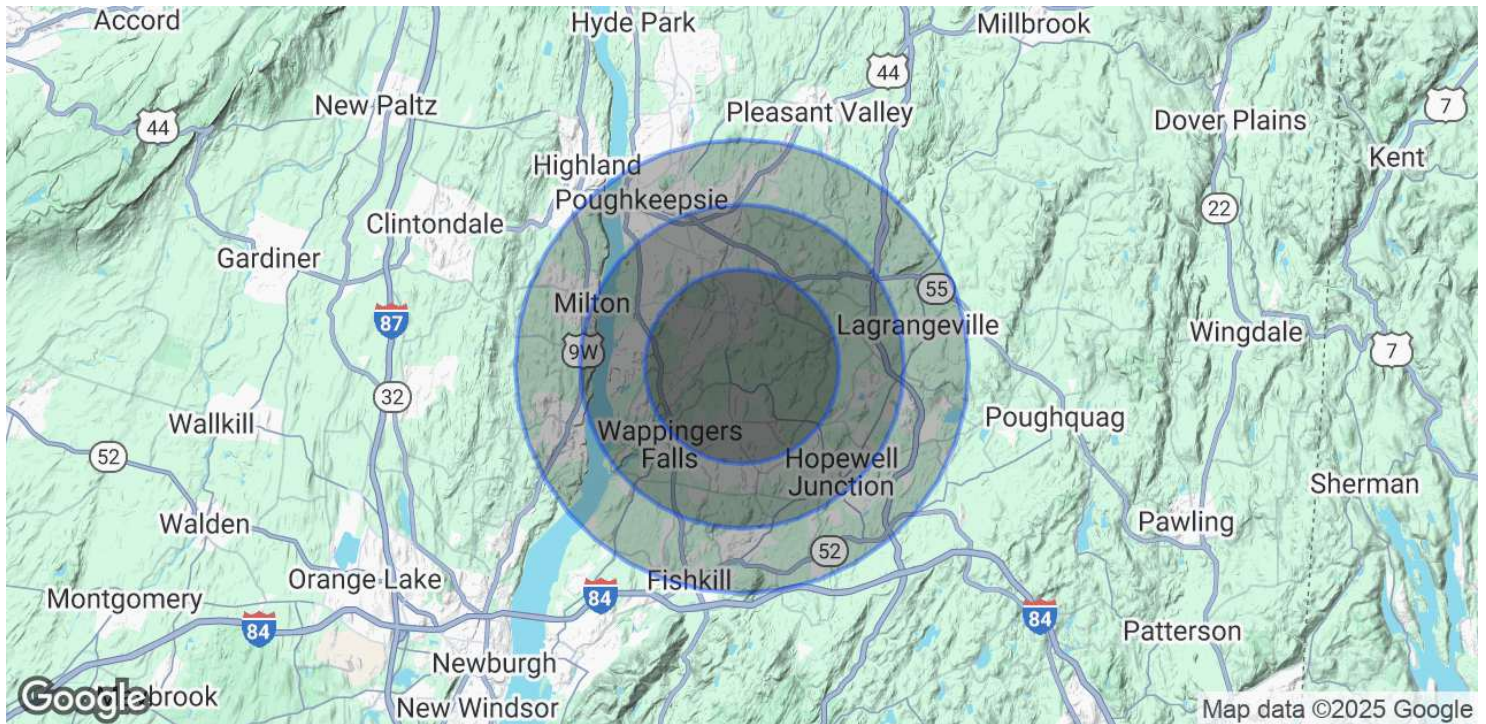
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	27,851	79,253	153,290
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,102	29,306	58,512
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$157,288	\$150,674	\$135,303
Average House Value	\$451,625	\$425,897	\$402,798

Demographics data derived from AlphaMap



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