



INDUSTRIAL BUILDING & LAND

106 PIERCES ROAD, NEWBURGH, NY 12550



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

ADDRESS: 106 Pierces Road
Newburgh, NY 12550

LOCATION:
Newburgh Beacon Bridge (6 Minutes / 2.1 Miles)
Beacon Metro North (12 Minutes / 4.9 Miles)
NYS Route 17K aka i86 (3 Minutes / 1.1 Miles)
I84 Exit 37 (3 Minutes / 1.2 Miles)
I87 Exit 17 (7 Minutes / 2.2 Miles)
Stewart International Airport (15 Minutes / 5.7 Miles)

BUILDING INFO: 16' Ceiling height
Municipal Water and Sewer
Natural Gas
Fully Sprinklered
1600 AMP Electric
3 Phase 120 / 208

LOT SIZE: 5.20 Acres

BUILDING SIZE: 62,500 SF

ASKING PRICE: Lease: Available Upon Request
Sale: \$5,500,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Industrial Warehouse for Sale / For Lease on 106 Pierces Road, Newburgh, NY 12550. 3 Minutes from NYS Route 17K aka i86, 6 Minutes from Newburgh Beacon Bridge, 7 Minutes from Interstate 84 & 12 Minutes from the Beacon Metro North (Hudson Line). This Property is 5.20 Acres and the Building Size is 62,500 SF.

Newburgh 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 New Windsor and Beacon adds convenience, blending small-town charm with cultural and recreational opportunities.

Newburgh South Logistics Center Nearby:

<https://newburghsouthlogisticscenter.com/wp-content/uploads/700-south-st-7page.pdf>



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:

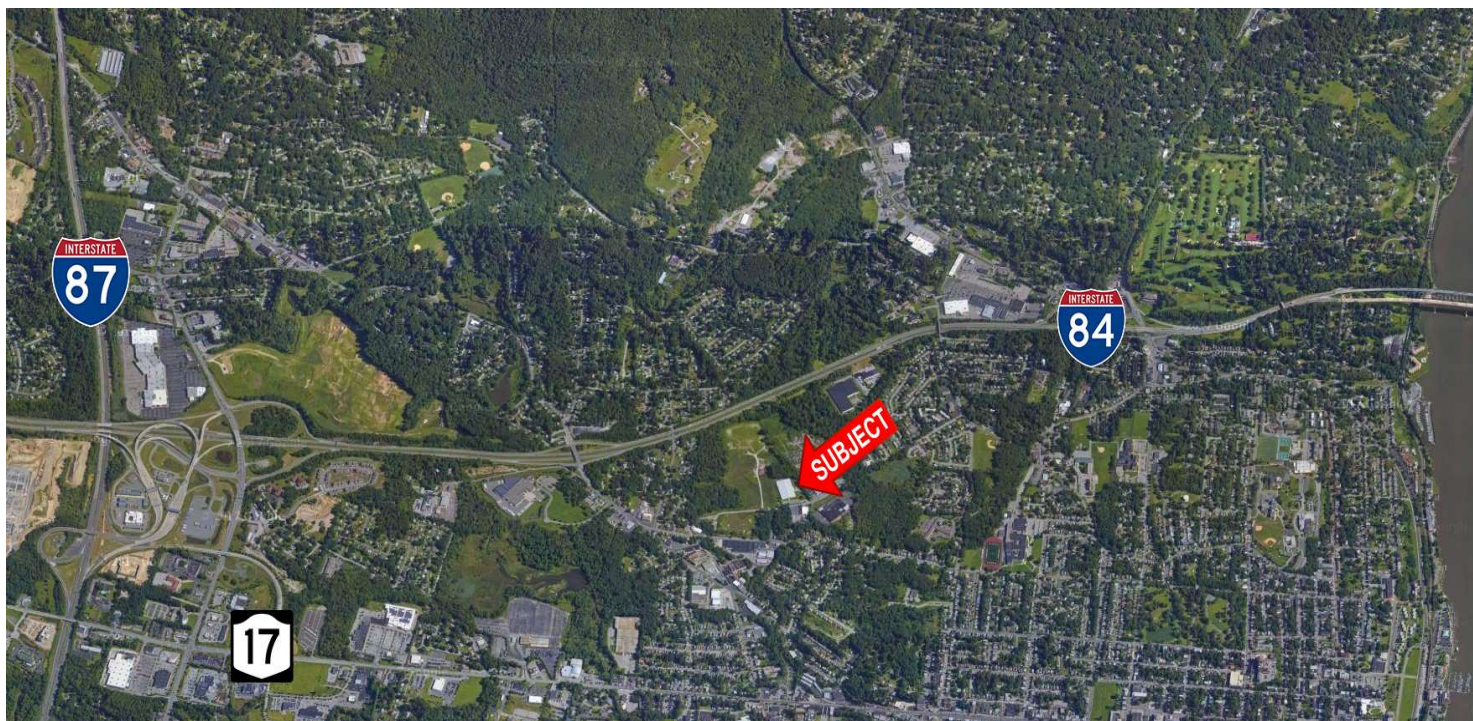
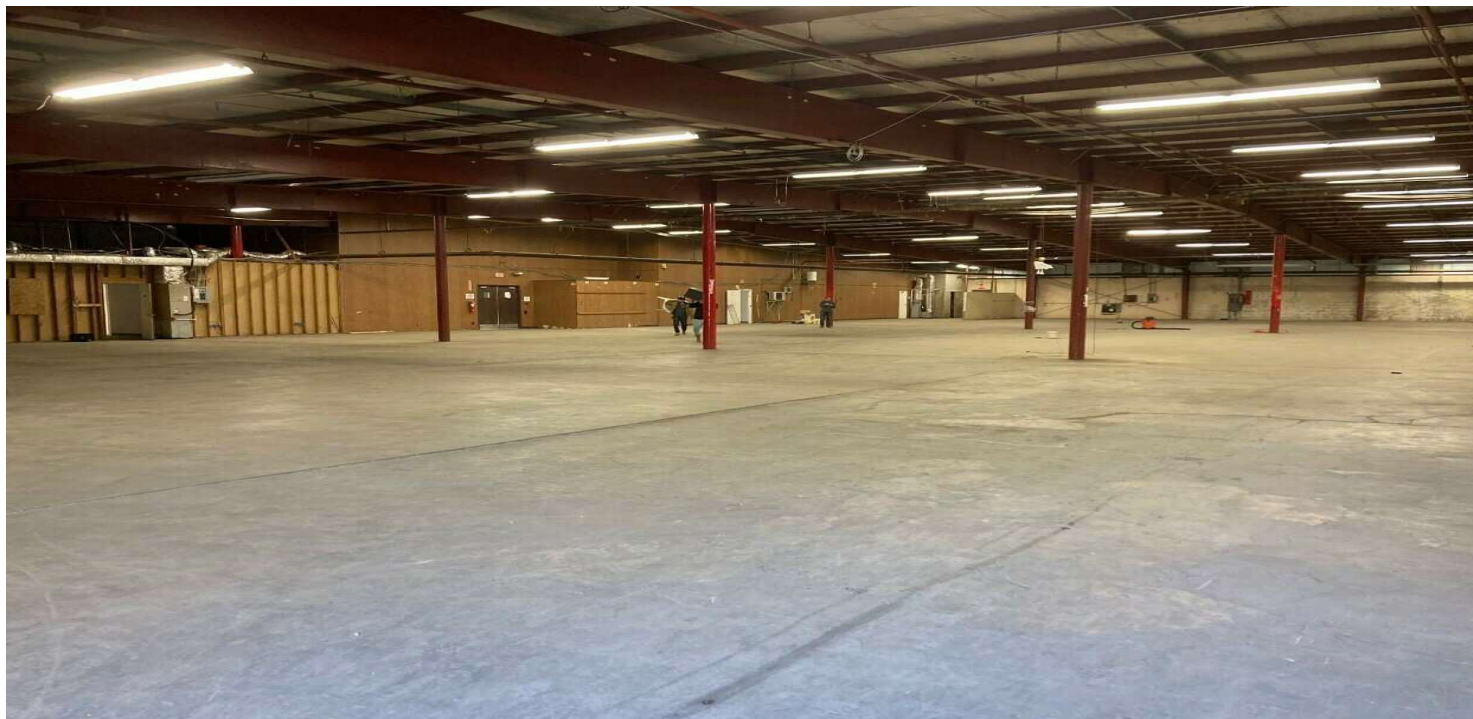
Thomas M. Cervone
845.485.3100
tom@crproperties.com



MANUFACTURING, WAREHOUSE, DISTRIBUTION

16' FT CEILING HEIGHT | LOADING DOCKS | FULLY SPRINKLERED

1600 AMP ELECTRIC, 3 PHASE 120 / 208



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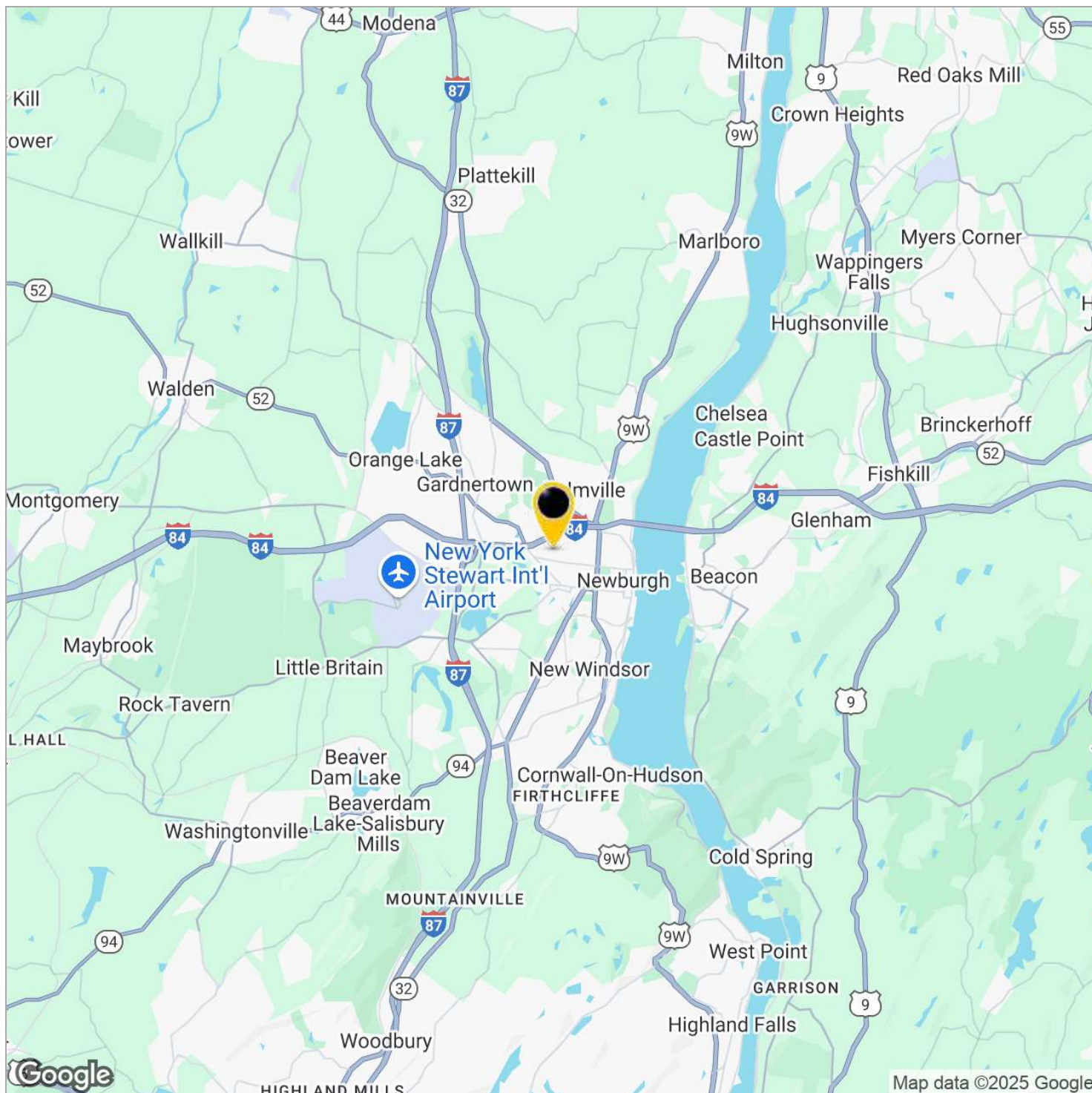
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NEWBURGH BEACON BRIDGE - 6 MINUTES

BEACON METRO NORTH STATION - 12 MINUTES

INTERSTATE 84 EXIT 39, INTERSTATE 87 EXIT 17 - 7 MINUTES



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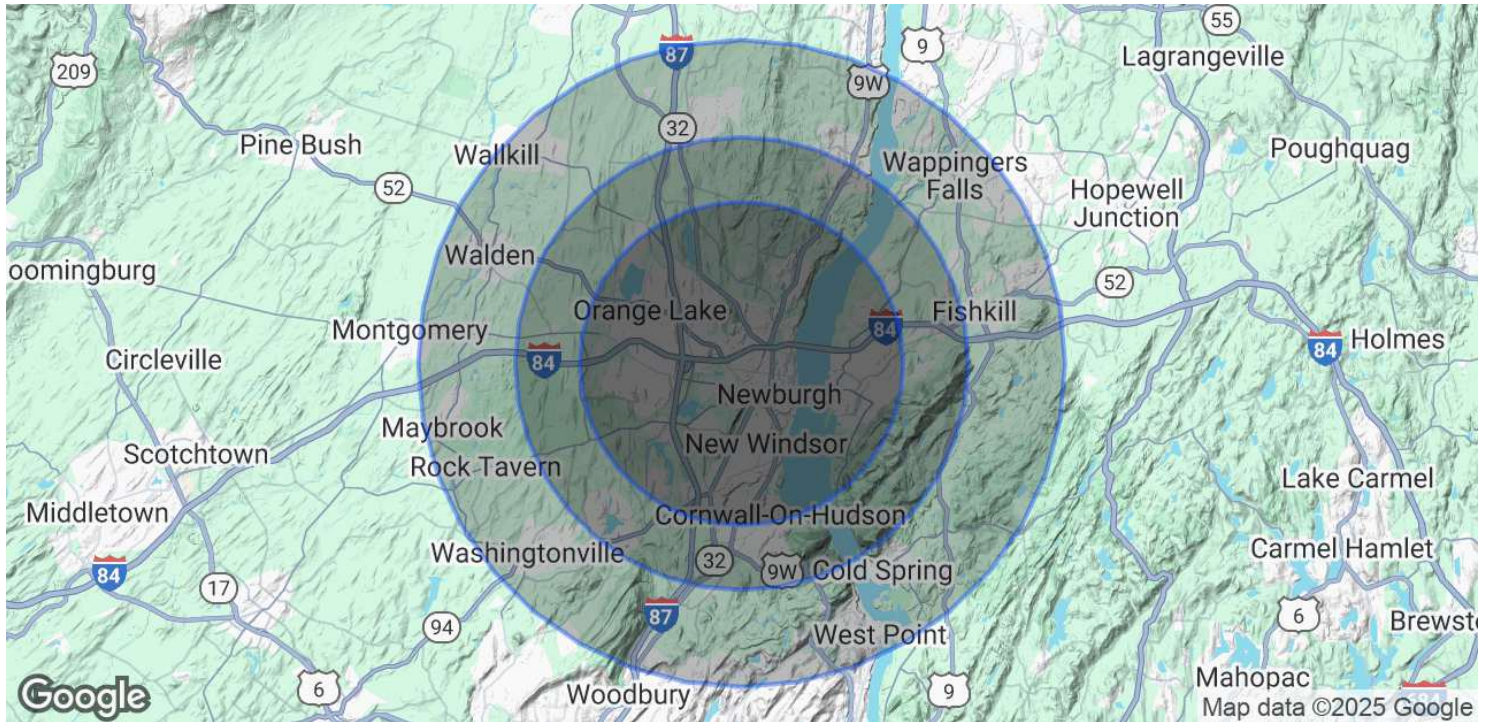
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY - MID-HUDSON REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	107,452	140,462	221,056
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	39,616	52,470	81,141
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,564	\$119,049	\$125,328
Average House Value	\$366,391	\$384,789	\$404,031

Demographics data derived from AlphaMap



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