



INDUSTRIAL SPACE FOR LEASE

146 OLD ROUTE 9, FISHKILL, NY 12524



INDUSTRIAL, MANUFACTURING, WAREHOUSE

ADDRESS: 146 Old Route 9
Fishkill, NY 12524

LOCATION: **Interstate 84, Exit 46**
(6 Minutes / 2 Miles)
Newburgh Beacon Bridge
(10 Minutes / 6 Miles)

Taconic State Parkway
(12 Minutes / 8.8 Miles)

AVAILABLE SF: 5,000 SF

SPACE FEATURES: 50 x 100

14' Overhead Door

25' Ceiling Height

Clear Span

LOT SIZE: 5.98 Acres

ZONING: General Business

LEASE RATE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Industrial Space For Lease on 146 Old Route 9, Fishkill, NY 12524. This location is 6 Minutes from Interstate 84, 10 Minutes from the Newburgh Beacon Bridge, and 12 Minutes from the Taconic State Parkway. This space is 5,000 SF with a 50 x 100, 14' Overhead Door, 25' Ceiling Height, and Clear Span.



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



INDUSTRIAL RENTAL - 5,000 SF

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50 X 100 | 14' OVERHEAD DOOR | 25' CEILING HEIGHT | CLEAR SPAN



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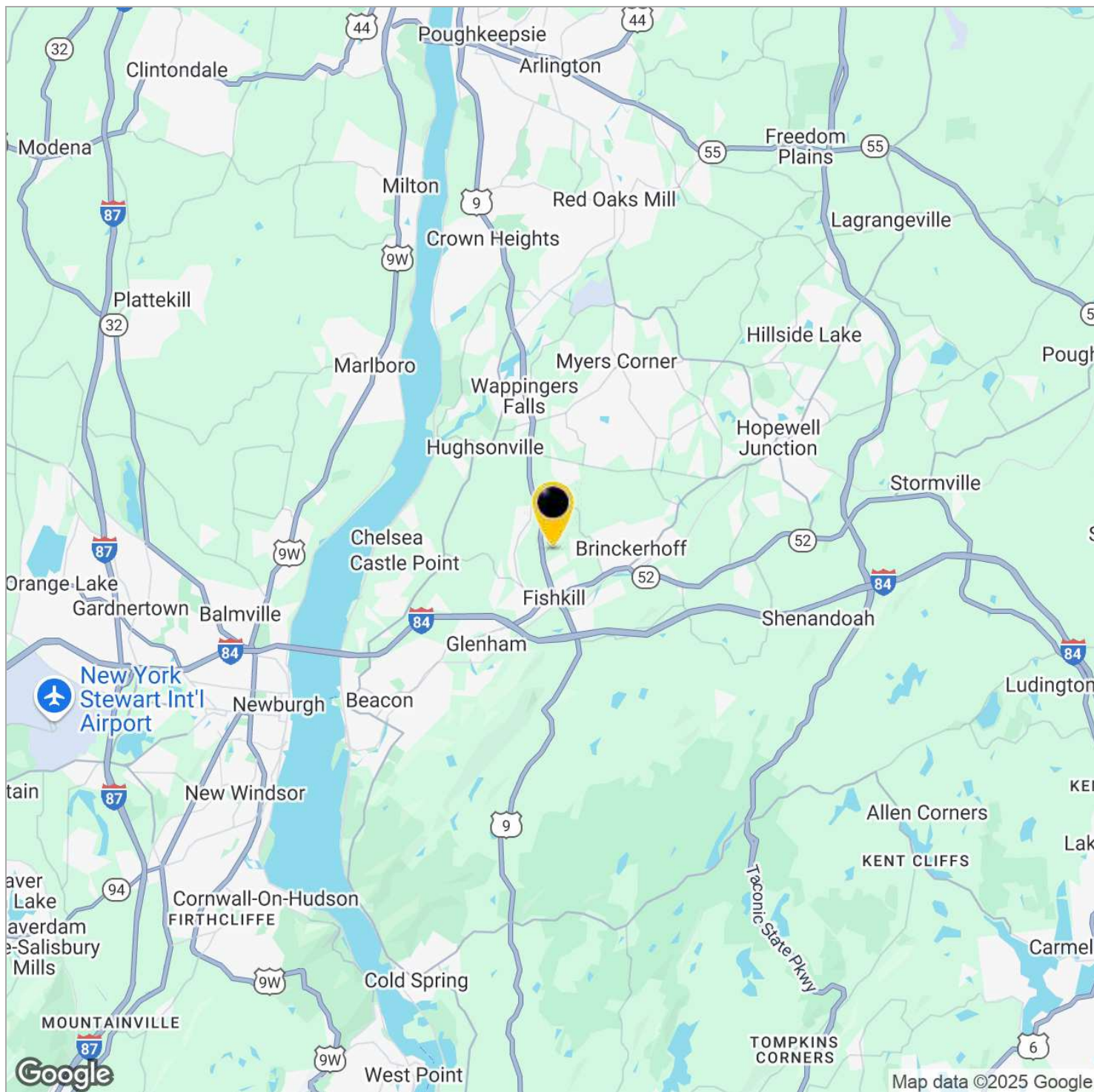
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INTERSTATE 84, EXIT 46 - (6 MINUTES / 2 MILES)
TACONIC STATE PARKWAY - (12 MINUTES / 8.8 MILES)

NEWBURGH BEACON BRIDGE - (10 MINUTES / 6.1 MILES)



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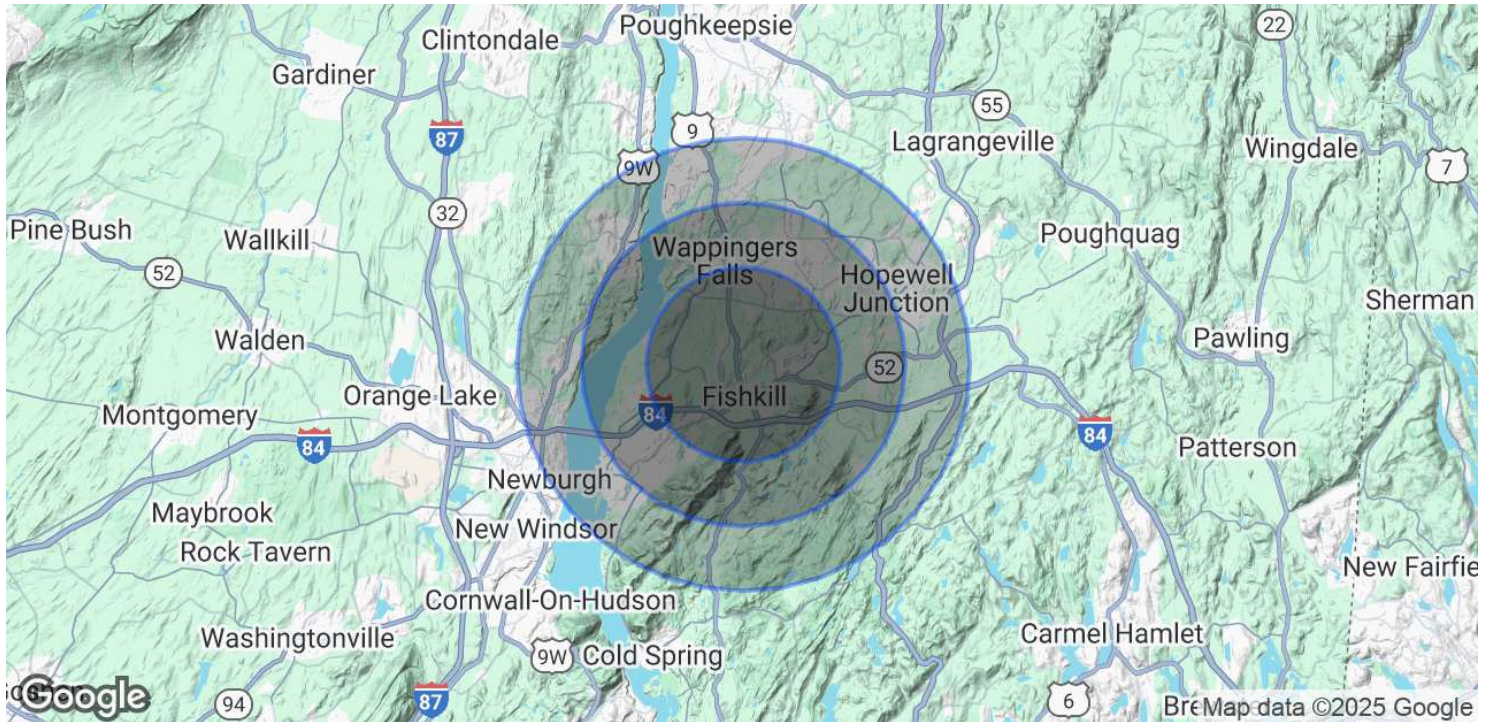
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	30,812	79,991	126,062
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	12,171	31,254	48,151
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$123,071	\$131,770	\$134,127
Average House Value	\$412,440	\$433,488	\$430,503

Demographics data derived from AlphaMap



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