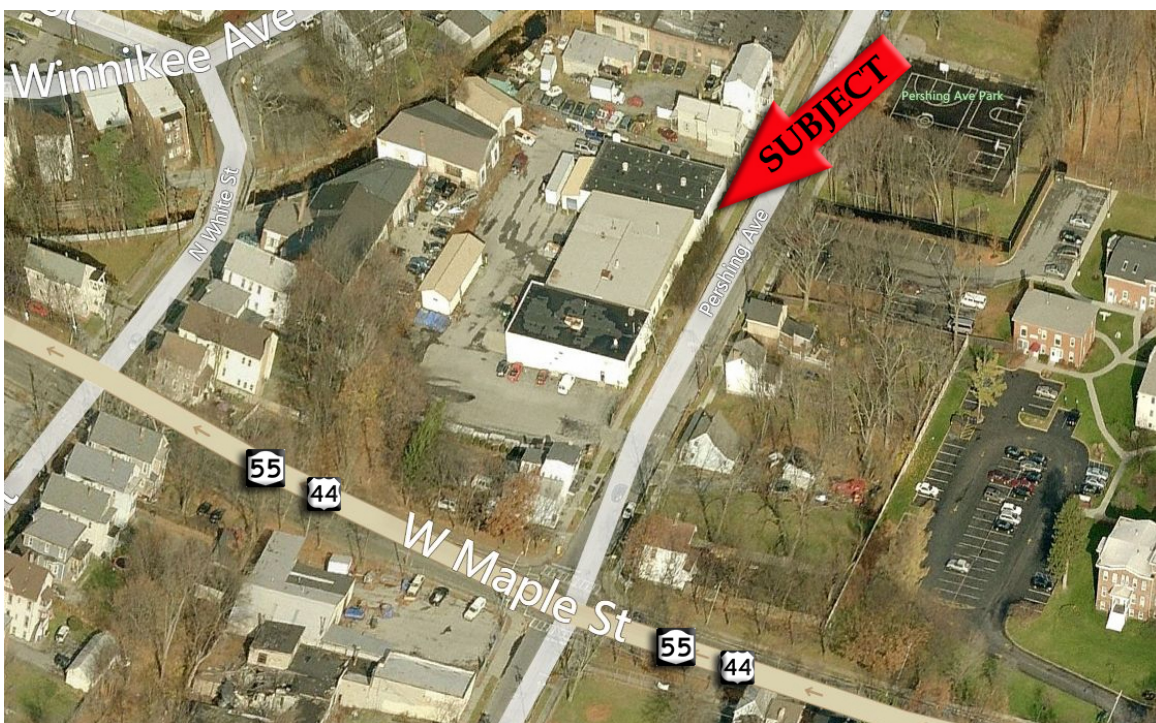




MANUFACTURING FACILITY / INDUSTRIAL

34 PERSHING AVENUE - POUGHKEEPSIE, NY 12601



MANUFACTURING FACILITY / WAREHOUSE / OFFICE

PROPERTY HIGHLIGHTS:

LOCATION: 34 Pershing Avenue
Poughkeepsie, NY

TYPE: Commercial / Industrial

LOT SIZE: 1.32 +/- Acres

BUILDING SIZE: 18,270 +/- SF

UTILITIES: Central Water
Sewer
Gas

ZONING: C-3
General Commercial

SALE PRICE: \$1,050,000

LEASE PRICE: \$8.00 Per SF, NNN

- U.S. RT 44 / NYS RT 55 East-West Arterial Area
- Dutchess County's Central Business District
- NYS Economic Development Zone
- Commercial / Industrial
- Manufacturing Facility / Warehouse / Office
- 5 Minutes / 1.5 Miles - U.S. Route 9
- 6 Minutes / 1.9 Miles - Mid-Hudson Bridge
- 10 Minutes / 2.2 Miles - Walkway Over the Hudson

	3 MILES	5 MILES	7 MILES
Population	76,294	118,487	155,941
Number of Households	28,379	43,800	57,719
Average Household Income	\$61,705	\$70,232	\$74,316



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

For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



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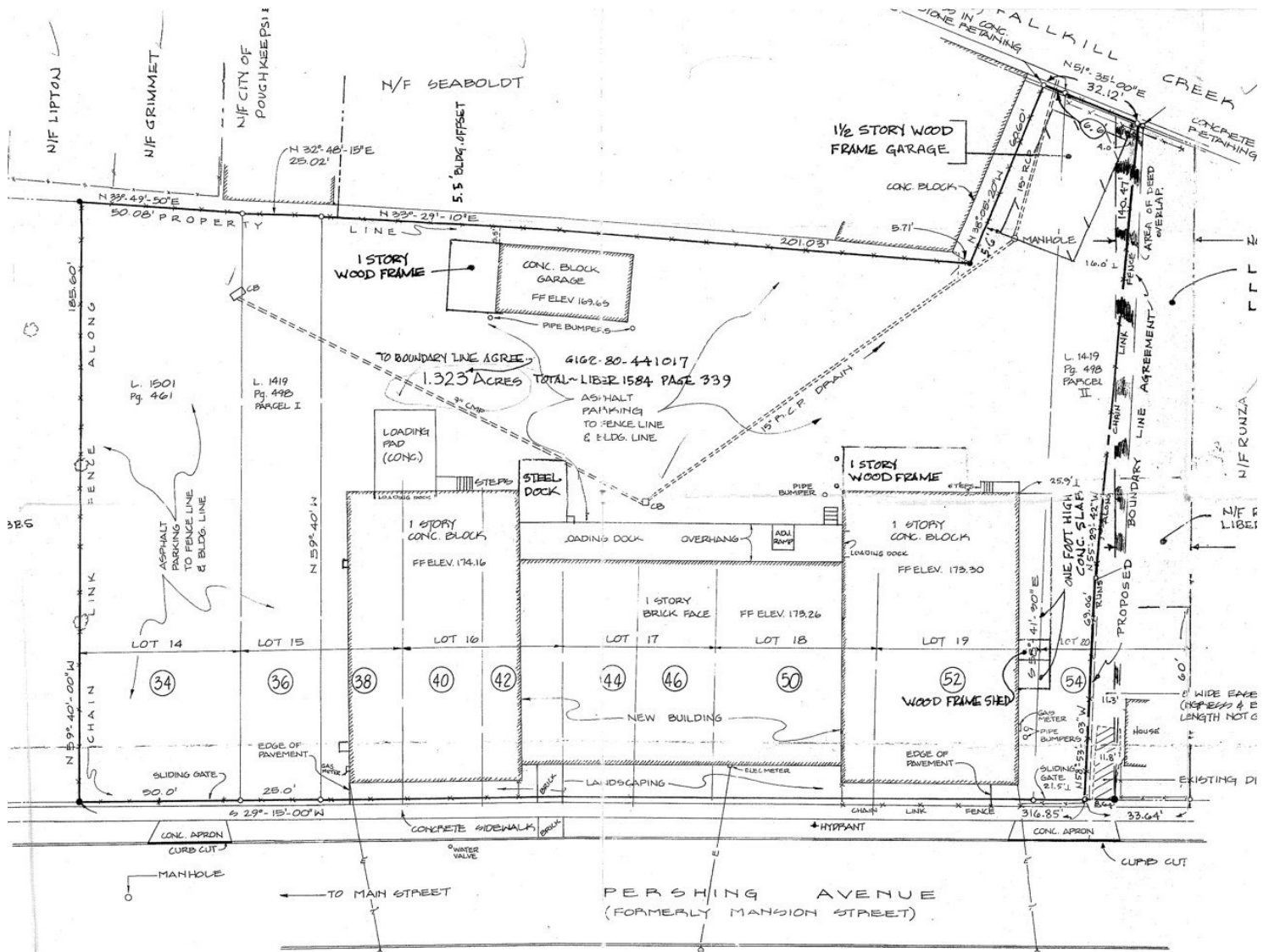
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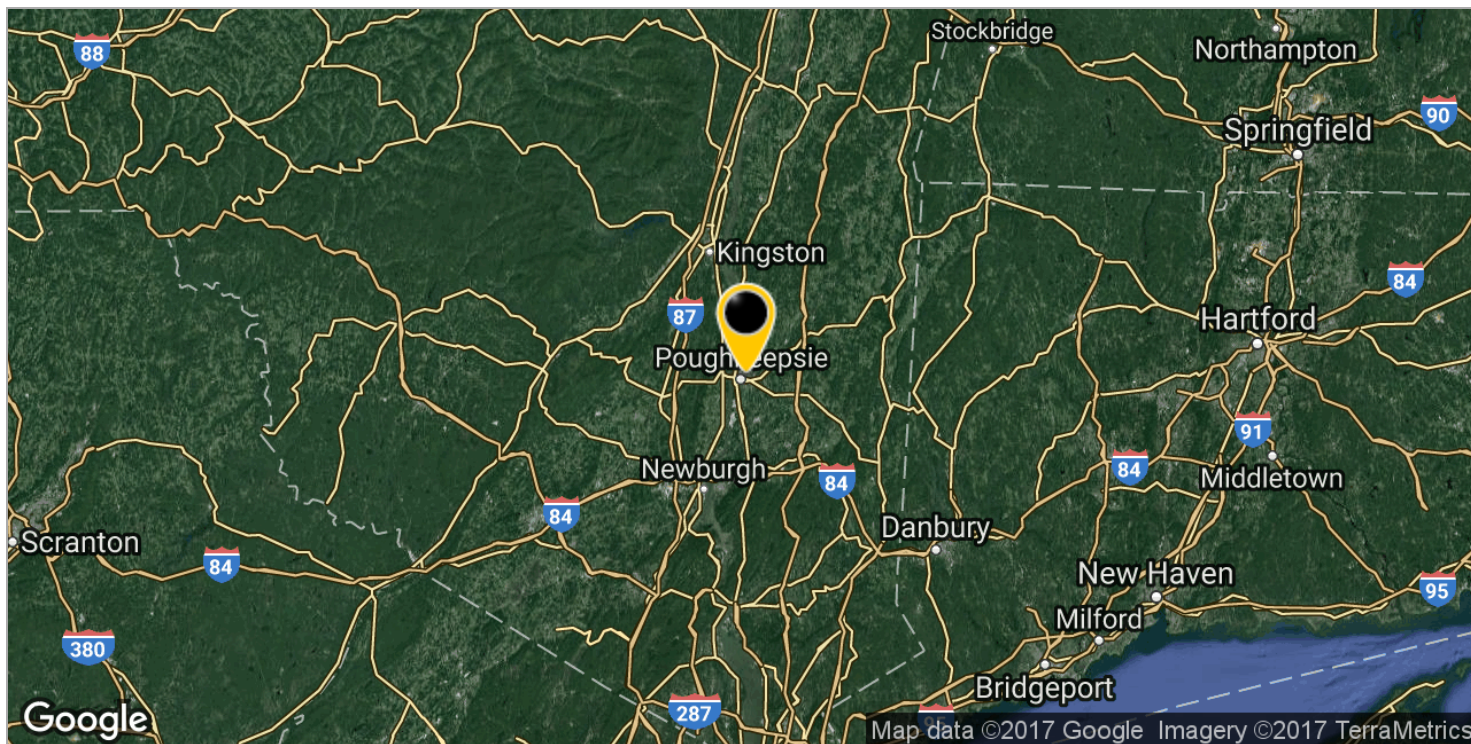
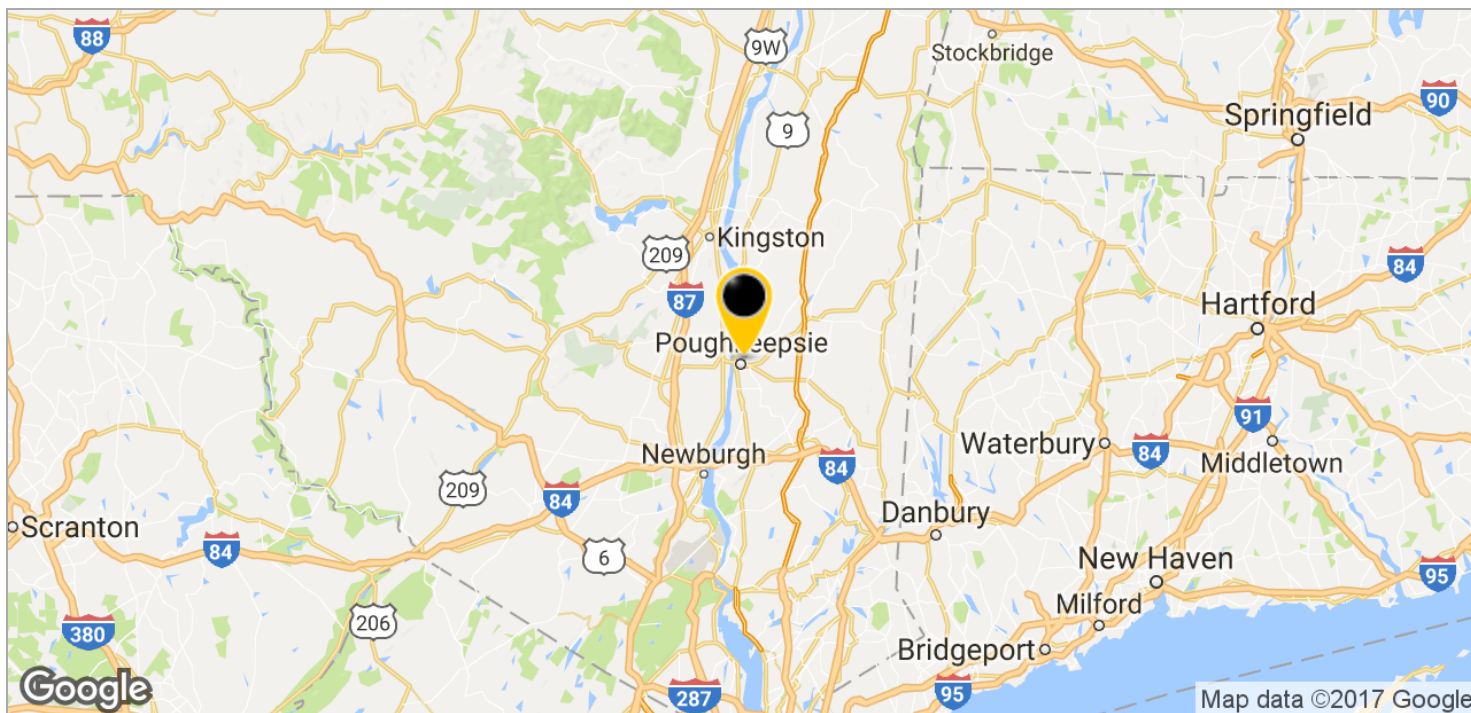
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