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892 Main Street
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FOR LEASE

52,000 SQ. FT. MODERN, HI CEILING SHOWROOM-WAREHOUSE

6 ACRES

OFF RT. 44

TOWN OF POUGHKEEPSIE

" IDEAL FOR FUTURE BUYER-USER OCCUPING 40,000 SQ.FT +"
(right of 1st refusal)

" Very good condition" : " Expandable"

" Available immediately to Rent"

Property: **Former major moving company regional facility.**

Location: **10 Tucker Drive, off Burnett Blvd, which is off Rt. 44 (Dutchess Turnpike)**
Town of Poughkeepsie. Close to the Stop & Shop Center of Arlington
Accessible to the East -West arterial highway (Rt.44-Rt. 55).



Building Size: 52,000 sq. ft. of which, approx.

A: main warehouse : previously used by a moving company (200 x 156):	31,200 sq. ft.
B) load dock area:	4,312 sq. ft.
C) former Bus Garage :	5,400 sq. ft.
D) storage area behind garage: (part of warehouse)	1,848 sq. ft.
E) 2 ND Garage /vehicle repair area:	4,000 sq. ft.
F) Renovated leased area, Former HVAC assembly	5,200 sq. ft.
G) 2 nd floor office area:	1,700 sq.ft.

52,000 sq. ft.

Land area: 6 acres

Utilities: Town water, sewer & natural gas

Zoned: IH (Industrial)

Construction:

- a) steel frame with steel roof joist
- b) metal exterior
- c) flat, slightly pitched roof, membrane roof
- d) concrete reinforced floor
- e) sprinklered thru out
- f) Built in 1984
- g) heat; gas fired, ceiling mounted space heaters and radiant heat
- h) power: 800 amps

Ceiling Ht: 24-28 ft.

Overhead doors/ loading Bays: 12

Overall Condition: Very good
(warehouse & garage)

Offering Rental: \$12 per sq. ft. plus utilities & taxes ,(approx. \$1.85 per sq.ft.)

taxes: approx.: \$95,000

Note: Right of 1st refusal once owners receive DEC clearance in approx. 12-18 months, possible sooner.

More info/inspection: Contact Walt @ Berkshire Hathaway (845)705-0994
wfinnerman@bhhshudsonvalley.com









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1:2,000 Scale
7/19/2026