

Building Better Communities With.....



WAREHOUSE/OFFICE FOR SALE

1397 ROUTE 55, LAGRANGEVILLE, NY 12540

Building Better Communities With....



For SALE:	Warehouse, Office, Lot, Business
Available SF:	15,000 SF
Price:	\$1,700,000
Lot:	2.20 Acres (95,832 SF)
Zoning:	GB
Business:	Macro Tool & Machine Co. Inc.

Use:	Retail, Trade School, Auto, Distribution
Parking:	~ 20 spaces un-paved
MLS:	1036692

For more Information or to schedule a showing appointment please contact:

Kyle Knauf
NYS & CT RE Salesperson
719-313-7320 cell or text
Kyle.knauf@randcommercial.com

Building Better Communities With.....



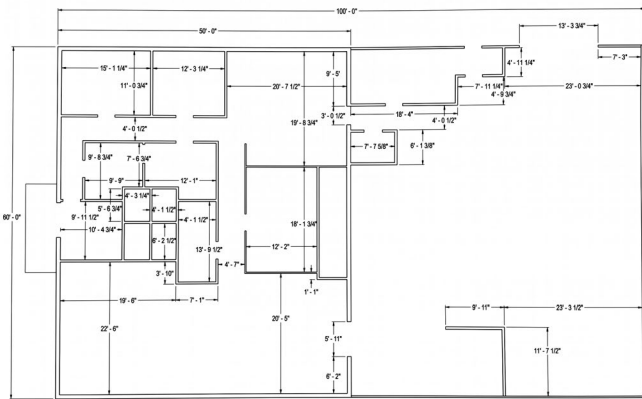
1397 Route 55, LaGrangeville, NY
FLOORPLAN

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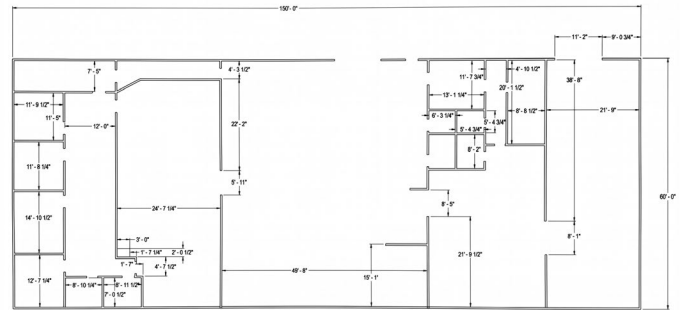


OFFICE & WORKSHOP

2 ROLLTOP DRIVE IN DOORS
1 DOCK ROLLTOP DOOR



1397 State Rte 55
LaGrangeville, NY



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LaGrangeville, NY

The Front of the building has a first floor office at the entrance and workshop. 1st Floor: 6,000 SF

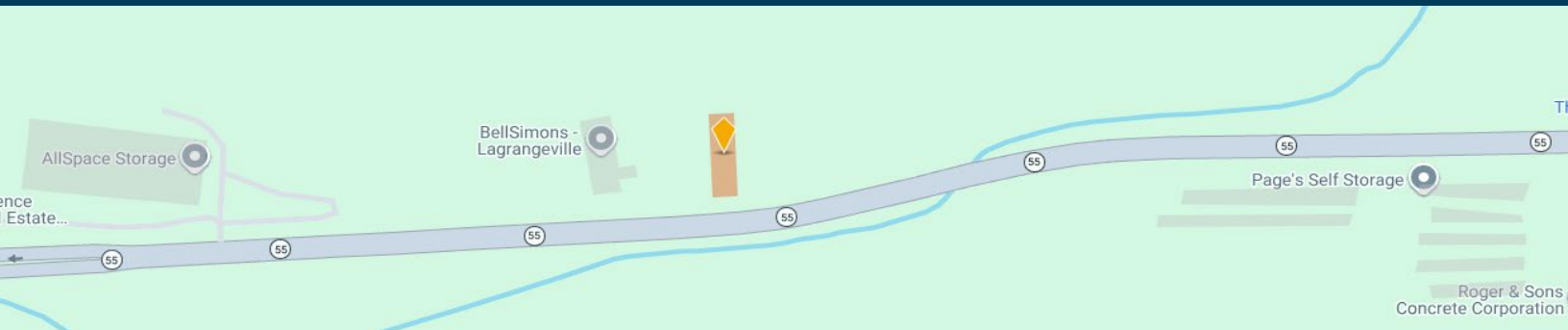
The Back of the Building is setback above and overlaps the 1st floor with offices and a workshop above the setback workshop space.

Setback Workshop and 2nd Floor: 9000 SF

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Income

	2 miles	5 miles	10 miles
Avg Household Income	\$132,731	\$152,147	\$125,200
Median Household Income	\$103,005	\$128,136	\$97,255
< \$25,000	40	534	6,735
\$25,000 - 50,000	179	1,159	9,784
\$50,000 - 75,000	157	989	8,972
\$75,000 - 100,000	207	1,505	9,936
\$100,000 - 125,000	104	1,049	6,490
\$125,000 - 150,000	128	1,140	6,458
\$150,000 - 200,000	176	1,809	8,996
\$200,000+	200	2,573	11,302

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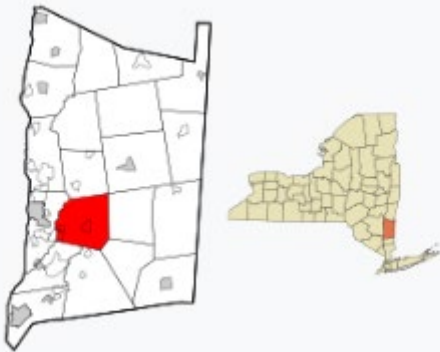


ABOUT LAGRANGEVILLE

According to the United States Census Bureau, the town has a total area of 40.3 square miles (104.5 km²), of which 39.9 square miles (103.3 km²) is land and 0.46 square miles (1.2 km²), or 1.17%, is water.[4] The town of LaGrange is located within the Hudson Valley region of New York. The towns bordering LaGrange are Union Vale to the east, Beekman to the southeast, East Fishkill and Wappinger to the south, Poughkeepsie to the west, and Pleasant Valley to the north, with a small part of Washington also bordering LaGrange.

Roads

Three state highways bisect the town and connect it with other towns in Dutchess County and the surrounding area. The Taconic State Parkway is a north-south parkway through LaGrange. James Baird State Park, which provides a golf course, playground, sports fields, and hiking and cycling trails, is located in LaGrange along the Taconic Parkway. The parkway also serves as an important commuter road for LaGrange, connecting the town to points south, including White Plains 51 miles (82 km) and New York City, 75 miles (121 km) to the south.



Area

Total 40.35 sq mi (104.51 km²)

Land 39.88 sq mi (103.29 km²)

Water 0.47 sq mi (1.22 km²)

Elevation

322 ft (98 m)

Population (2025)

<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
3,326	30,833	188,510

Density 392.0/sq mi (151.36/km²)



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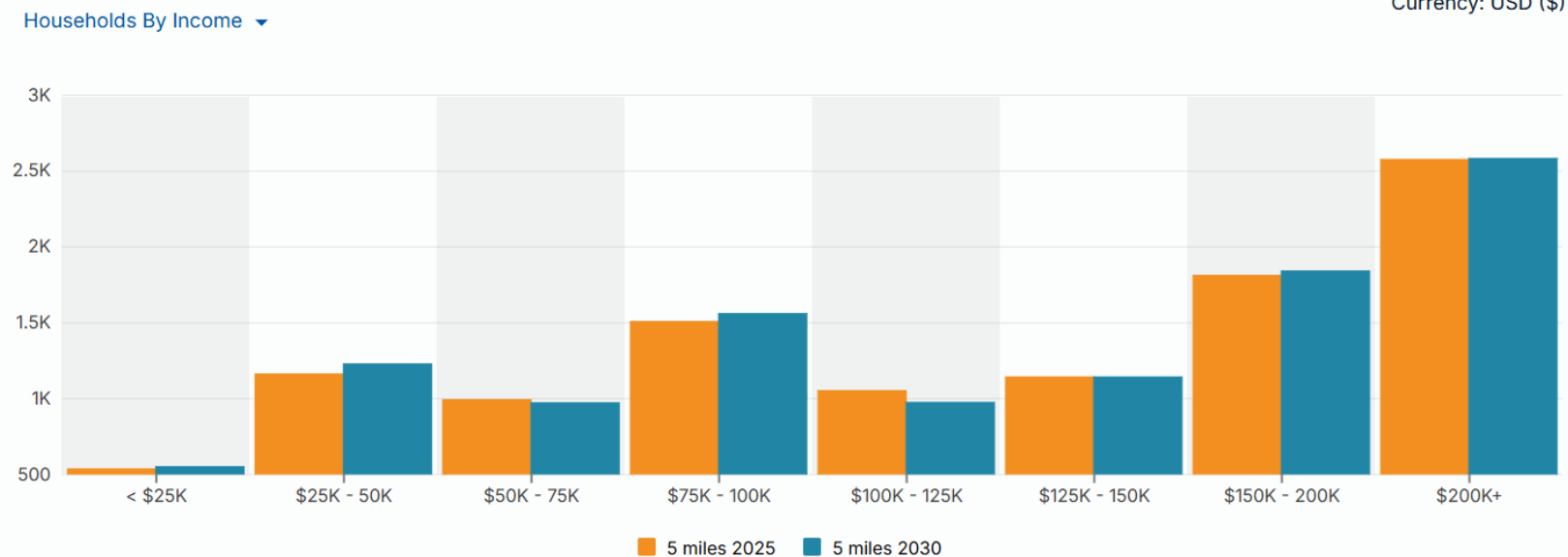


TRAFFIC COUNTS FOR 1397 ROUTE 55, LAGRANGEVILLE NY

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Highway 55	Hwy 82 E	13,438	2026	0.08 mi
State Highway 55	State Highway 55 W	13,912	2026	0.51 mi
State Hwy 82	Freedom Plains Rd NE	7,590	2026	0.53 mi
State Highway 55	State Highway 55 E	11,733	2026	0.55 mi
Velie Road	Freedom Plains Rd S	1,375	2026	0.61 mi
Skidmore Rd	Finnish Ln NE	336	2025	0.64 mi
Route 55 at TSP from 987G NB (OFF) to NY55 WB (O...	Taconic State Pkwy SW	2,429	2026	0.71 mi
Taconic State Parkway	Taconic State Parkway N	11,716	2026	0.73 mi
	Freedom Plains Rd NW	555	2026	0.75 mi
Route 55 at TSP from NY55 EB (OFF) to 987G NB(ON)	Taconic State Pkwy N	1,374	2026	0.76 mi

HOUSEHOLD INCOMES BY DISTANCE

Currency: USD (\$)



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