



INDUSTRIAL COMPLEX + LAND DEVELOPMENT

46, 68-74 VIOLET AVE & 10-30 SUPERIOR WAY, POUGHKEEPSIE, NY 12601



HEAVY INDUSTRIAL - 8 BUILDINGS | 160,000 SF | 25 ACRES

ADDRESS: NYS Route 9G
46 Violet Avenue,
68-74 Violet Avenue,
10-30 Superior Way,
Poughkeepsie, NY 12601

BUILDING SIZES: 46 Violet Ave: 115,000 ± SF
68-74 Violet Ave: 45,400 ± SF
Total: 160,000 ± SF

ACRES: 68-74 Violet Ave: 1.57 ± Acres
10-30 Superior Way: 12.68 ± Acres
46 Violet Ave: 11.00 ± Acres
Total: 25 ± Acres

UTILITIES: Central Gas & Electric
Municipal Water & Sewer

ASKING PRICE: Available Upon Request

PROPERTY HIGHLIGHTS

- Violet Avenue is aka NYS Rt 9G which is a truckers route for 3 bridges: Hudson - Catskill Rip Van Winkle, Kingston Rhinecliff - Rhinebeck & Poughkeepsie - Highland - Mid Hudson Bridge.
- **Mid-Hudson Bridge** - (6 Minutes / 2.8 Miles)
- **Taconic State Parkway, Exit 54** - (17 Minutes / 10.5 Miles)
- **Kingston-Rhinecliff** - (29 Minutes / 20 Miles)
- **Rip Van Winkle Bridge** - (50 Minutes / 37 Miles)
- Expansion on subject property 11.34 Acres; zoning calls for 30% maximum lot coverage, 90% impervious surface
- 46 Violet: 4 interior loading docks, a 20' x 140' outdoor platform, and a 20' garage bay with an overhead door. The site has central water, sewer, gas, electric, and a sprinkler system. Fenced outdoor storage possible.
- Zoning: IH - Heavy Industrial



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:

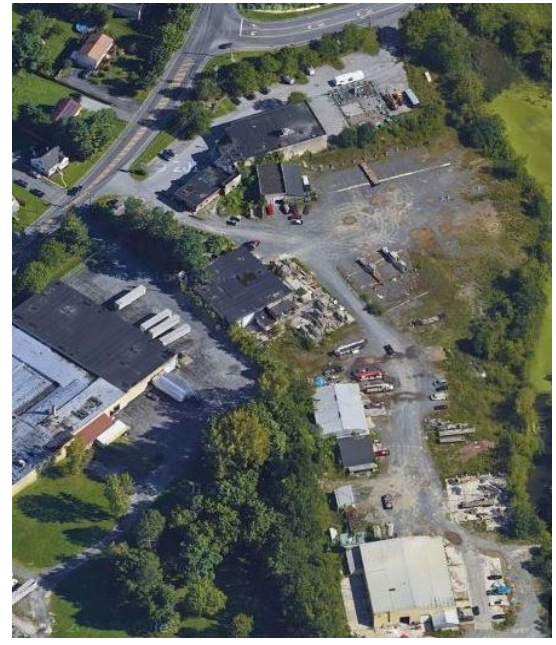
Thomas M. Cervone
845.485.3100
tom@crproperties.com



INDUSTRIAL - VALUE ADD

46, 68-74 VIOLET AVE & 10-30 SUPERIOR WAY, POUGHKEEPSIE, NY 12601

MANUFACTURING, DISTRIBUTION, WAREHOUSE *DEVELOPMENT*



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:

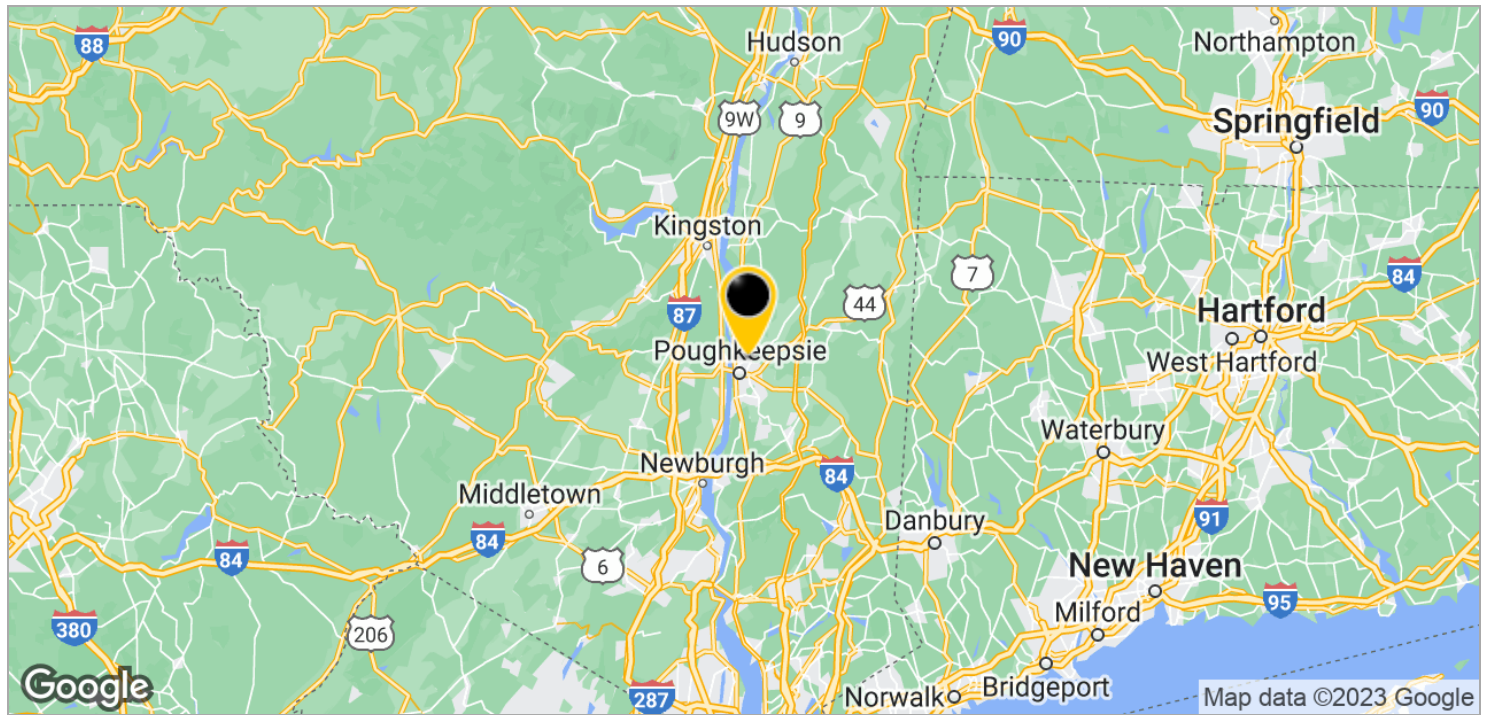
Thomas M. Cervone
845.485.3100
tom@crproperties.com



NEARBY DEMAND GENERATORS

NYS ROUTE 9G; POUGHKEEPSIE, RHINEBECK, HUDSON

MID-HUDSON BRIDGE (6 MINUTES) | TACONIC STATE PARKWAY (17 MINUTES)



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

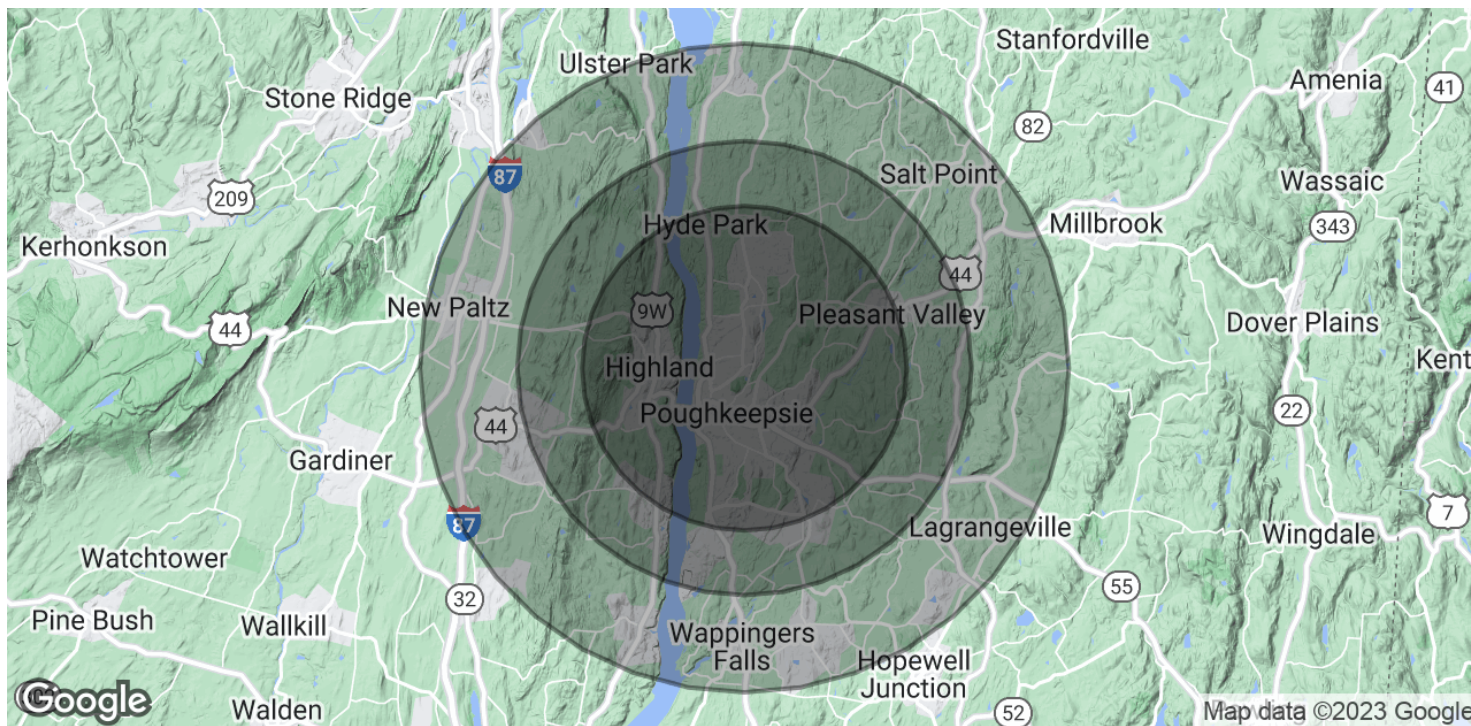
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY AREA & ULSTER COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	91,132	120,130	185,042
Average Age	40.2	41.1	41.9
Average Age (Male)	38.7	40.0	40.7
Average Age (Female)	41.3	42.2	43.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,233	49,904	75,889
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,611	\$91,474	\$94,337
Average House Value	\$212,764	\$232,746	\$251,170

* Demographic data derived from 2020 ACS - US Census



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