



Lands Now or Formerly of
HAROLD KIRSCHENBAUM
1000 #12-2007-4432
15-6159-01-125923

Lands Now or Formerly of
JAMES R. MULCAHY
1000 #12-2007-4432
15-6159-01-125923

AREA=2.532 ACRES
892.37'± N
102.37'± E

ZONING DISTRICTS:
B-H & CHCO



- Land Planning
- Site Engineering
- Site Environmental Services
- Site Surveying
- Landscape Architecture
- 600 West Street, Suite 200
Easton, CT 06021
Tel: 860.241.2300
- 1 Environmental Blvd, Suite 400
Middletown, CT 06457
Tel: 860.241.2300
- www.ircconnect.com
- EAC Engineering & Surveying, LLC
1400 Engineering & Surveying, LLC
1400 Environmental Services, Inc.

EXHIBIT "A"

NEPTUNE COMMERCE CENTER

U.S. ROUTE 9 @ NEPTUNE ROAD
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, STATE OF NEW YORK

Design/Colors	CAD File: Neptune_Bldg.dwg	Sheet No.
Drawn	Project No. 09-987	
Checked	Date 07-28-2020	
Approved	Scale 1"=40'	

PREMISES

TCR INC.
35,408 SF

2 NEPTUNE RD: MIXED USE
TENANTS: BOUNCE;
CRUNCH FITNESS
49,733 SF

RESTAURANT
3,602 SF
67 SEATS

DUNKIN DONUTS
4,960 SF
76 SEATS

NORTHBOUND LANES ROUTE 9
SOUTHBOUND LANES ROUTE 9

NORTHBOUND LANES ROUTE 9
SOUTHBOUND LANES ROUTE 9

—PYLON SIGN

NEPTUNE ROAD
(50' WIDE)

—PYLON SIGN

—PYLON SIGN

