



# INDUSTRIAL - HUDSON RIVER FRONT

1106 RIVER ROAD, NEW WINDSOR, NY 12553



**Clear Span  
49' Ceiling Height**

## INTERSTATE 84 & INTERSTATE 87 & NYS ROUTE 17K AKA I86

**ADDRESS:** 1106 River Road  
New Windsor, NY 12553

**LOCATION:** **Newburgh Beacon Bridge**  
(9 Minutes / 4.3 Miles)  
**Beacon Metro North**  
(12 Minutes / 7 Miles)  
**NYS Route 17K aka i86 Exit 34**  
(13 Minutes / 8.4 Miles)  
**I84 Exit 39/I87 Exit 17**  
(14 Minutes / 5.6 Miles)

**LOT SIZE:** 4.46 Acres

**BUILDING SIZE:** Main: 27,500 SF  
Annex: 1,200 SF

**ASKING PRICE:** Lease Price Available Upon Request  
Sale: \$3,500,000



### LOCATION OVERVIEW

CR Properties Group, LLC is pleased to offer an Industrial Investment on 1106 River Road, New Windsor, NY 12553. This Industrial Space has 27,500 Sf of warehouse space and a secondary building of 1,200 SF for office. The lot size is 4.46 Acres with fenced in access. Newburgh-Beacon Bridge in 9 minutes away, NYS Route 17k is 13 minutes, and Interstate 84/Interstate 87 is 14 minutes away.

New Windsor also boasts natural beauty with access to the Hudson River and several parks, making it a great destination for outdoor activities. Its location near cities like Newburgh and Beacon adds convenience, blending small-town charm with cultural and recreational opportunities.



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



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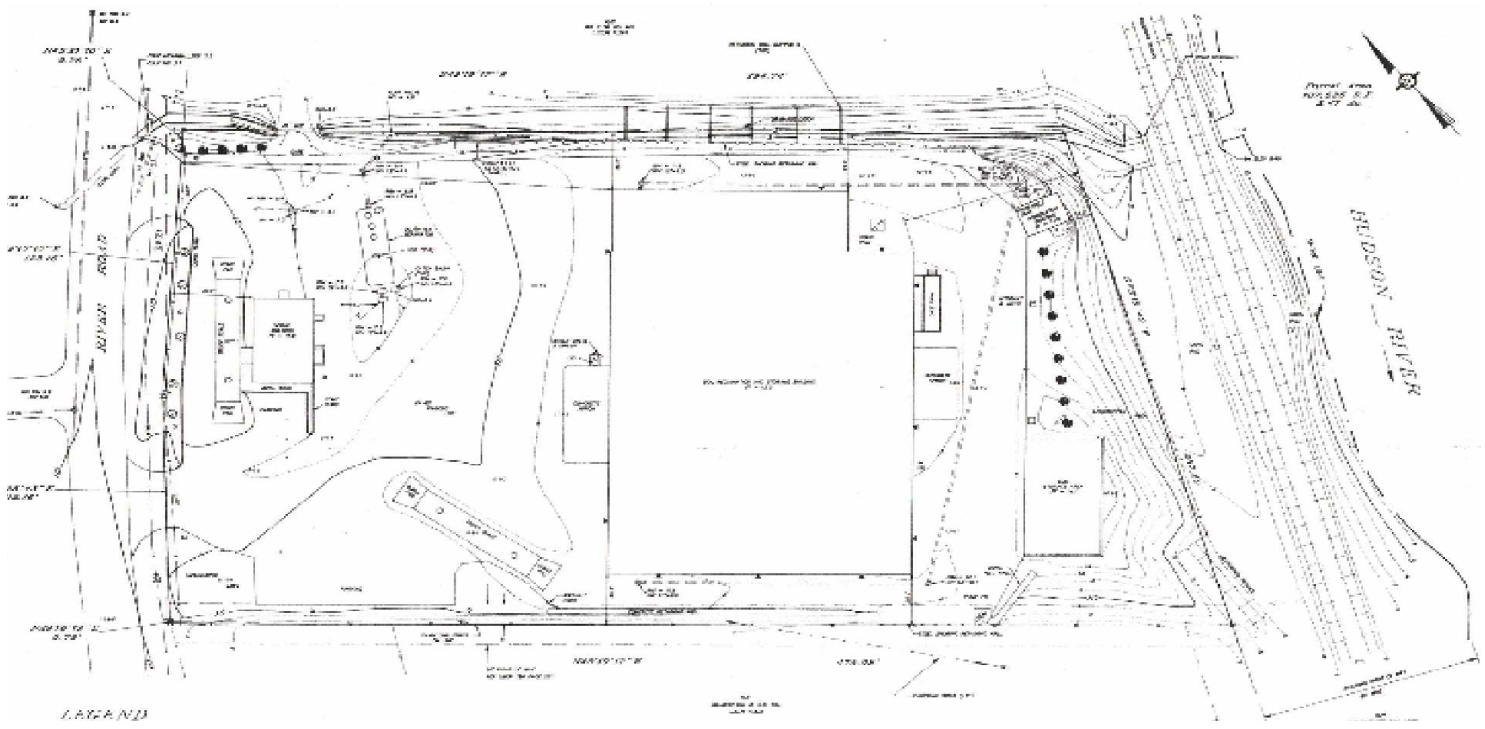
*For more information:*  
**Thomas M. Cervone**  
845.485.3100  
tom@crproperties.com



# WAREHOUSE, DISTRIBUTION

1106 RIVER ROAD, NEW WINDSOR, NY 12553

FENCED PROPERTY WITH ADDITIONAL BUILDING ON SITE



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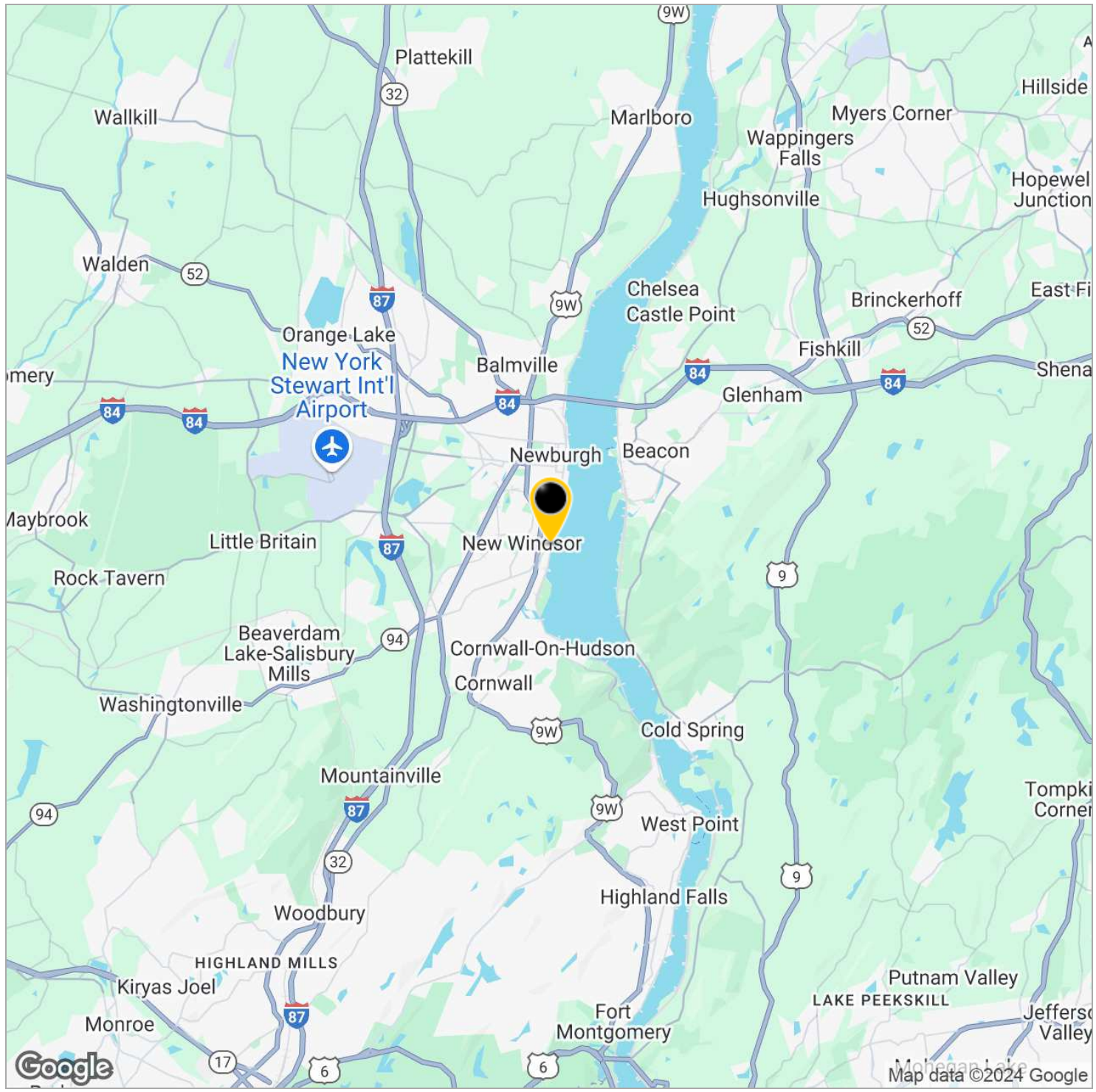
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# NEWBURGH BEACON BRIDGE - 9 MINUTES BEACON METRO NORTH STATION - 12 MINUTES

INTERSTATE 84 EXIT 39, INTERSTATE 87 EXIT 17 - 14 MINUTES



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