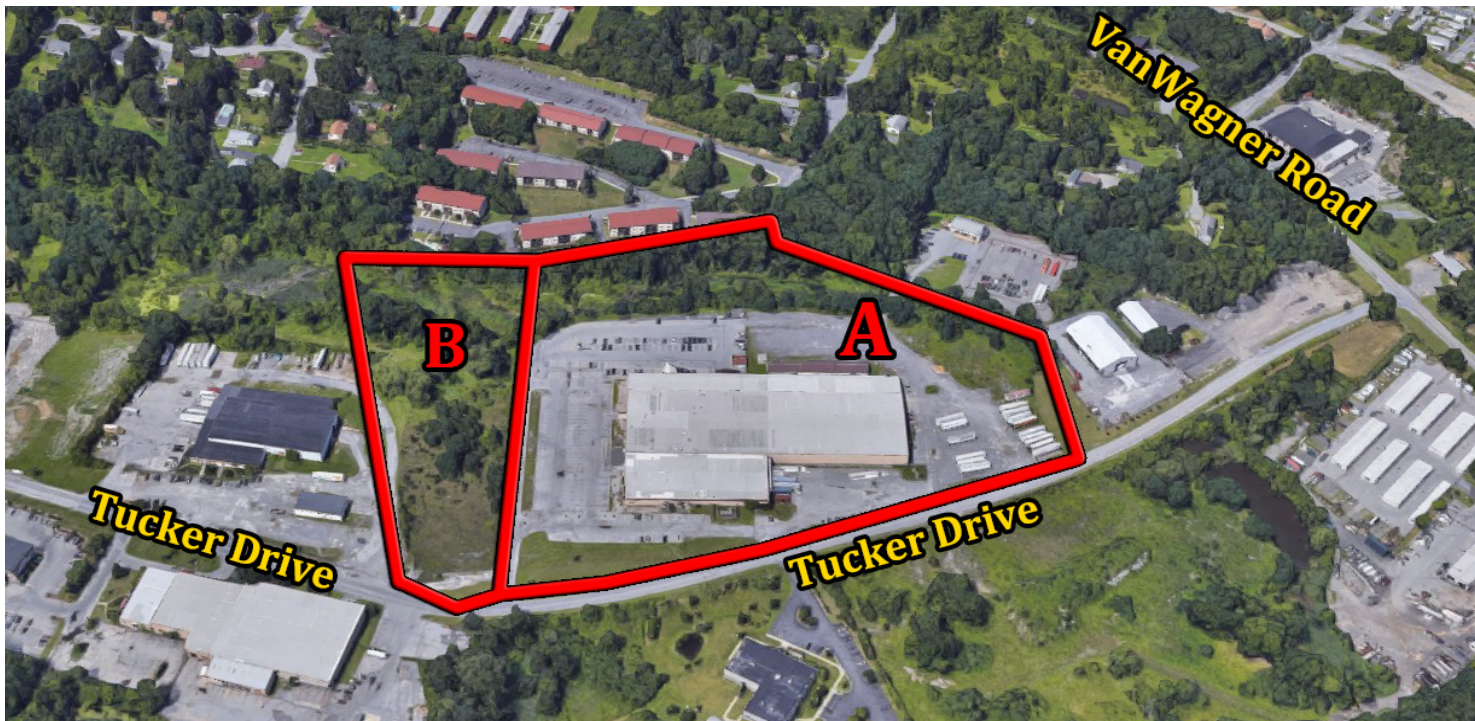




INDUSTRIAL / OFFICE COMPLEX

19 TUCKER DRIVE, POUGHKEEPSIE, NY 12603



INDUSTRIAL BUILDING; 120,000 SF / 10 ACRES, 5 ACRES ADDITIONAL

ADDRESS: 19 Tucker Drive [Parcel A]
15 Tucker Drive [Parcel B]

LOCATION: Mid-Hudson Bridge - 9 Minutes / 4 Miles
U.S. Route 44 / NYS Route 55

ACREAGE: 10.00 ± Acres [Parcel A]
5.63 ± Acres [Parcel B]
Total: 15.63 ± Acres

FRONTAGE: 859' - Tucker Dr [Parcel A]
290' - Tucker Dr [Parcel B]

U.S. ROUTE 44 TRAFFIC: 18,551 AADT

SQUARE FOOTAGE: 122,460 ± SF [Parcel A]

ASKING PRICE: Parcel A: \$4,975,000
Parcel B: \$550,000



PROPERTY OVERVIEW

[Parcel A] - Industrial - Warehouse, Distribution, Manufacturing
[Parcel B] - Vacant Commercial Land

Demand Generators & Area Retailers:

- Vassar College
- Dutchess County Rail Trail
- Hudson Valley Federal Credit Union
- Adams Fairacre Farms
- Super Stop & Shop
- New York State Region 8 DOT
- Town of Poughkeepsie Municipal Offices



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
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CLOSE PROXIMITY TO AREA GENERATORS NEAR DUTCHESS COUNTY RAIL TRAIL

VASSAR COLLEGE, STOP & SHOP, ADAMS FAIRACRE FARMS, NYS REGION 8 DOT



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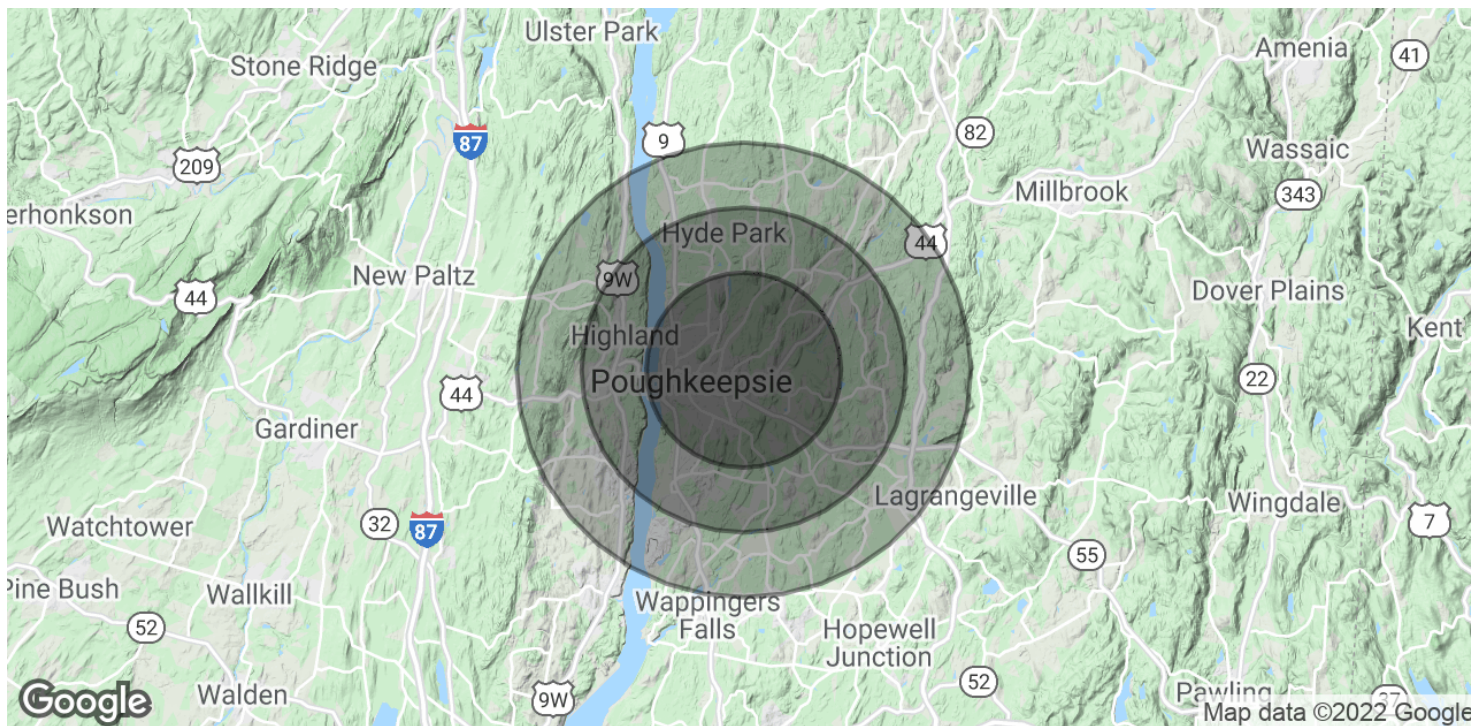
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	67,778	115,340	155,284
Average Age	34.4	35.6	37.0
Average Age (Male)	32.8	34.1	35.6
Average Age (Female)	35.2	36.3	37.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,522	42,275	57,184
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$65,628	\$72,049	\$75,538
Average House Value	\$271,630	\$284,677	\$298,446

* Demographic data derived from 2010 US Census



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