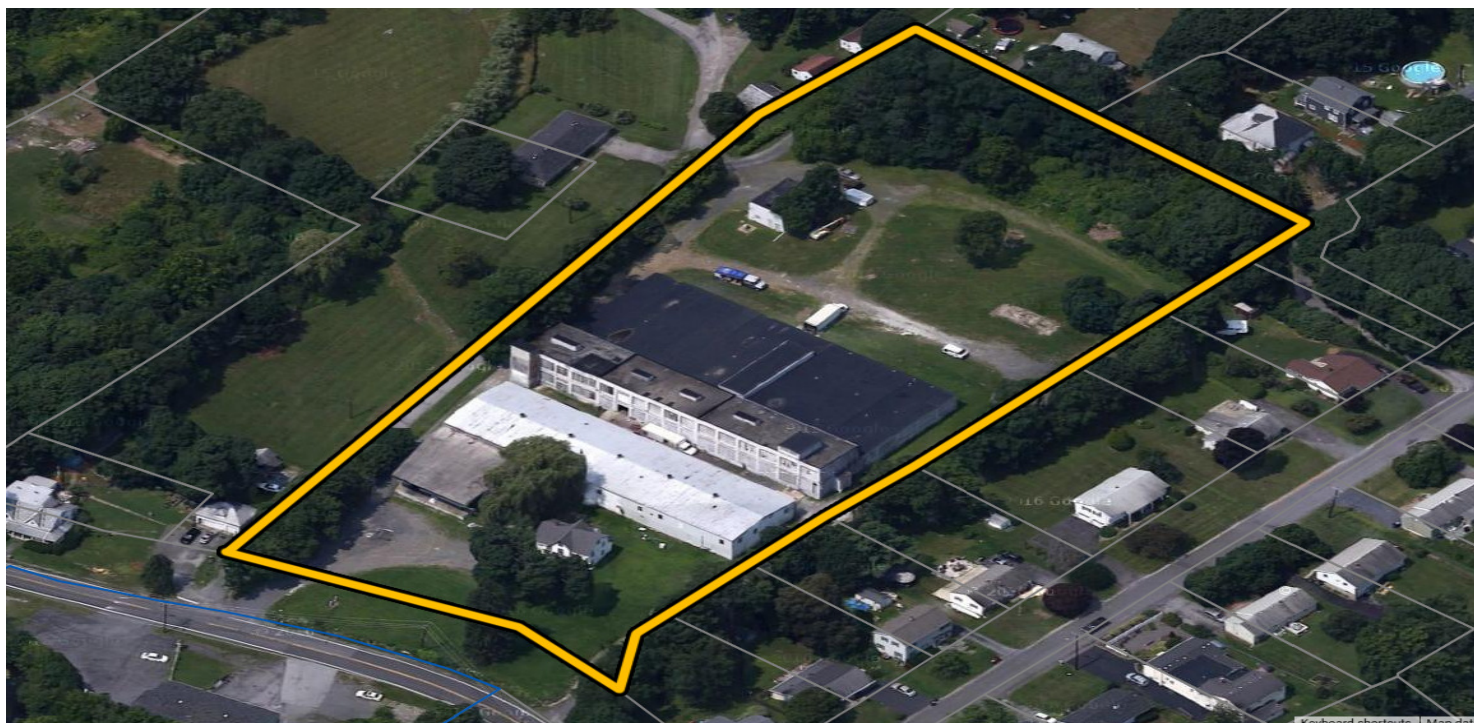




WAREHOUSE / STORAGE / SHOP SPACE

155 VINEYARD AVENUE, HIGHLAND, NY 12528



ARTIST / MAKER SPACE, BULK STORAGE

OFFERING SUMMARY

ADDRESS: 155 Vineyard Avenue
Highland, NY 12528

LOCATION: U.S. Route 44 / NYS Route 55

TRANSPORTATION: Mid-Hudson Bridge
(4 Minutes / 2 Miles)
NYS Thruway I-87 North/South
(11 Minutes / 7.4 Miles)
Newburgh Beacon Bridge
(24 Minutes / 14.8 Miles)
NYC - Less than 2 hours away

BUILDING SIZE: 55,000 SF

LOT SIZE: 2.9 Acres

ZONING: R-1/4

SALE PRICE: \$2,495,000

PROPERTY HIGHLIGHTS

- Main Floor & Lower Level Loading Docks
- Overhead Drive-In Doors
- Ramp to Lower Level
- Fire Sprinkler System
- 3 Phase Electric
- Radiant Heat Units
- Up to 55,000 SF Available
- CR Properties Group, LLC is pleased to offer a Commercial Building For Sale on 155 Vineyard Avenue, Highland, NY 12528. Highland, NY, is a hamlet in Ulster County, offering scenic views of the Hudson River and outdoor activities like the Walkway Over the Hudson and the Rail Trail. It has a small-town vibe, local shops, and easy access to nearby towns like Poughkeepsie and New Paltz. Known for its history and natural beauty, Highland blends rural charm with convenience.



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



VALUE ADD; INDUSTRIAL WITH RESIDENCE

155 VINEYARD AVENUE, HIGHLAND, NY 12528

FIRE SPRINKLER SYSTEM, 3 PHASE ELECTRIC, RADIANT HEAT UNITS



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AREA RETAILERS & DEMAND GENERATORS

HUDSON VALLEY RAIL TRAIL, POMO DORO'S PIZZA

WALKWAY OVER THE HUDSON, MARIST UNIVERSITY



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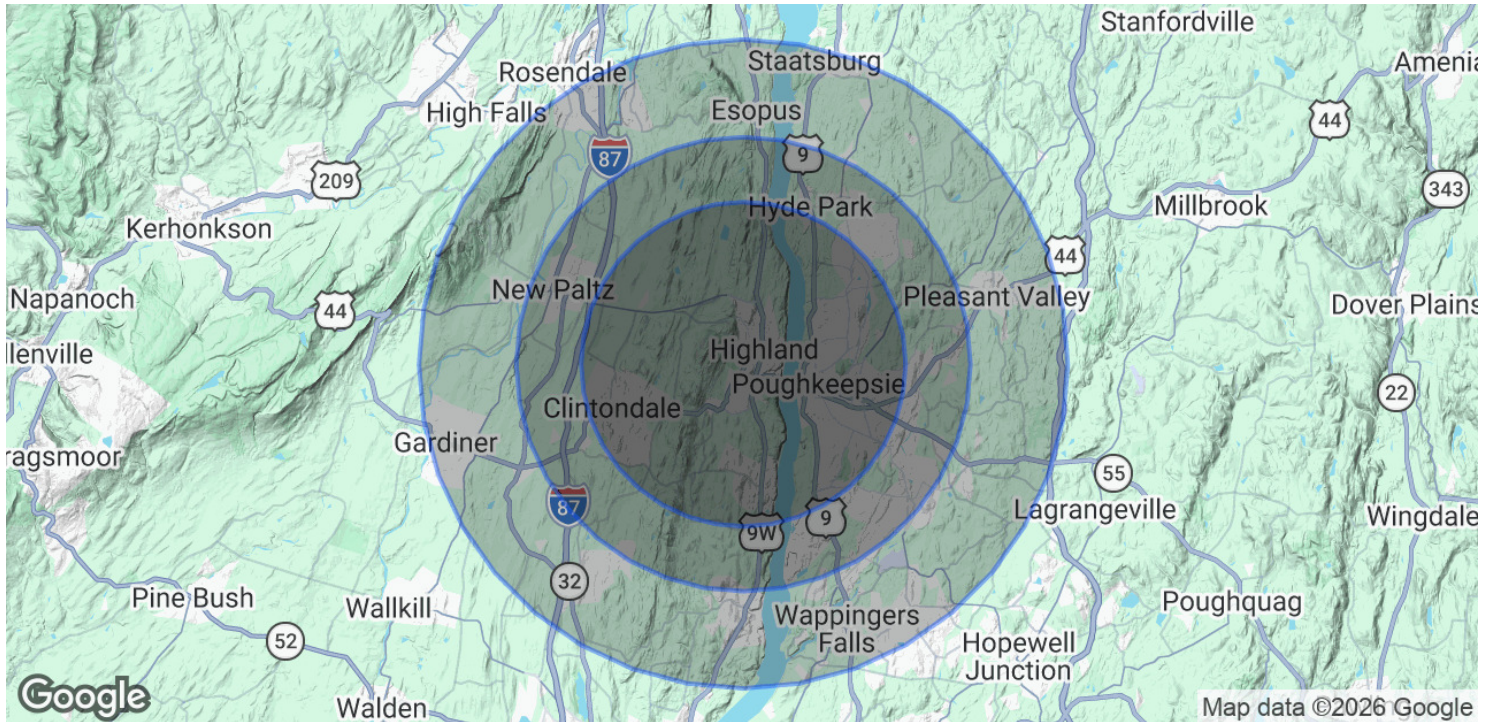
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY - MID HUDSON REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	76,674	125,005	184,942
Average Age	39.1	40.5	42.0
Average Age (Male)	38.3	39.6	40.9
Average Age (Female)	39.3	40.8	42.3

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	30,157	48,037	71,605
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$105,885	\$113,273	\$118,354
Average House Value	\$280,431	\$313,962	\$329,155

2023 American Community Survey (ACS)



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