



# SALE / LEASE INDUSTRIAL / WAREHOUSE / OFFICE WAPPINGERS FALLS, NY



## FLEX SPACE WITH ASSEMBLY MANUFACTURING

- **22 Bill Horton Way**  
Wappingers Falls, NY 12590
  - **Location:** Next to the Dutchess County Airport  
U.S. Route 9 - 4 Minutes / 2.2 Miles  
Taconic State Parkway - 12 Minutes / 6.3 Miles  
Interstate 84 - 26 Minutes / 12.9 Miles
  - **Description:** CR Properties Group is pleased to offer large industrial / warehouse space for sale or lease. Built in 2004, the building is located in a private cul-de-sac setting with high bay windows that fill the space with natural light. Suitable for storage, distribution, and manufacturing the building is fully equipped with HVAC units that can be easily sub-divided into four separate units.
  - **Acreage:** 1.11 ± AC
  - **Square Footage:** 6,300 ± SF Total - *To Be Confirmed*
- | <b>Demographics:</b> | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
|----------------------|----------------|----------------|----------------|
| Population           | 34,049         | 76,355         | 152,572        |
| Avg. HH Income       | \$99,849       | \$99,530       | \$90,275       |
| # of Households      | 12,594         | 28,093         | 56,516         |
- **Area Traffic Count:** New Hackensack Road from CR110/Jackson Road to Saint Nicholas Road - 10,753 AADT
  - **Asking: Sale Price:** \$895,000  
**Lease Price:** \$9.50 Per SF



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\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*

**Floor Plan**

