



NOW LEASING - INDUSTRIAL BUILDING

432 TEMPLE HILL ROAD (NY-300), NEW WINDSOR, NY 12553



OFFICE / SHOWROOM / WAREHOUSE - OUTDOOR STORAGE

ADDRESS: NYS Route 300
432 Temple Hill Road
New Windsor, NY 12553

LOCATION: NYS Route 17K
(4 Minutes / 2.5 Miles)
Interstate 87, Exit 17
(7 Minutes / 3.5 Miles)
Interstate 84, Exit 36
(7 Minutes / 3.4 Miles)
Newburgh-Beacon Bridge
(12 Minutes / 6.5 Miles)

BUILDING SIZE: 9,720 SF

SPACE AVAILABLE: 5,000 SF

FRONTAGE: 400ft+ on Temple Hill Road

ZONING: LC, Limited Commercial

ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale or For Lease a 5,000 SF Industrial Building to be built with a Mezzanine on 432 Temple Hill Road New Windsor, NY 12553. This is located 4 minutes from NYS Route 17K, 7 minutes from Interstate 87, Exit 17, 7 minutes from Interstate 84, Exit 36, and 12 minutes from Newburgh-Beacon Bridge. This building will be suitable for industrial, warehouse, manufacturing, distribution, and more.



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:

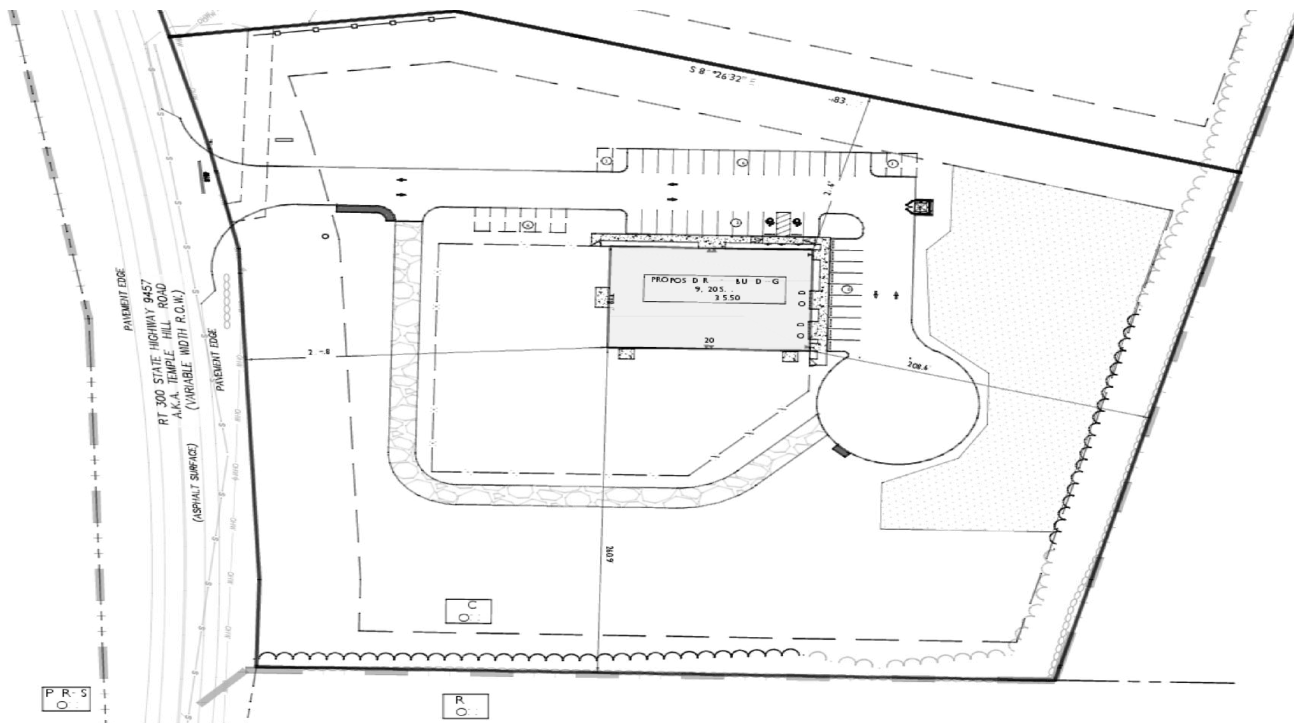
Thomas M. Cervone
845.485.3100
tom@crproperties.com



5,000 SF WITH OUTDOOR STORAGE

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ANCHOR TENANT BEST IN BACKYARDS



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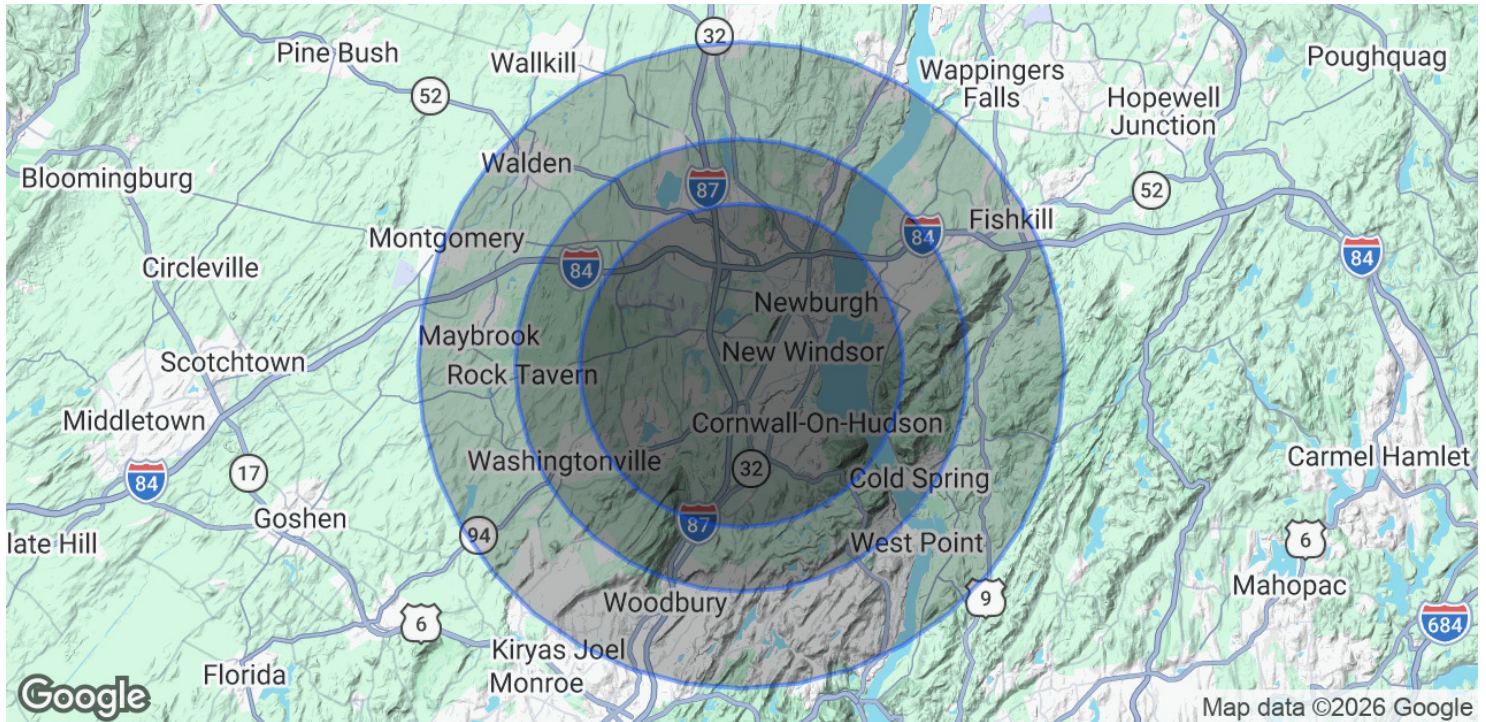
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY REGION



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	83,898	128,283	202,794
Average Age	38.3	39.1	38.9
Average Age (Male)	35.9	37.0	37.0
Average Age (Female)	41.3	41.0	40.1

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	34,528	51,958	80,412
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,403	\$89,876	\$92,576
Average House Value	\$215,505	\$251,259	\$263,181

2020 American Community Survey (ACS)



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