



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
900 DUTCHESS TURNPIKE | POUGHKEEPSIE, NY | 12603



900 Dutchess Turnpike | Poughkeepsie, New York | 381,718± SF



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Additional loading docks possible
- Room to expand
- Located in greater NYC metropolitan area



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PROPERTY DETAILS

Building Size:	381,718 SF
Floors:	2
Available Space:	167,343 SF
Minimum Divisible:	10,136 SF
Warehouse Space:	153,058 SF
Office Space:	14,285 SF
Construction:	Roof: Rubber membrane, flat stone and gravel Walls: Masonry and steel Floors: 6" Reinforced concrete
Year Built:	1964 - 1974 - Renovated 2002
Sprinklers:	100% Wet
Parking:	600+ Surface spaces available
Land Area:	58.378 Acres
Zoning:	IH: Heavy Industrial District
Parcel ID:	134689-6262-04-830160-0000
Clear Height:	18-30'
Column Width/Depth:	40x40'
Elevators:	2 (Passenger)
Drive-In Doors:	8
Dock Doors:	9
Lighting:	T5
Power:	13.8 KV, 480/600V, 3 phase
OpEx Estimate 2018:	\$2.70



FOR COMPLETE INFORMATION CONTACT:

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📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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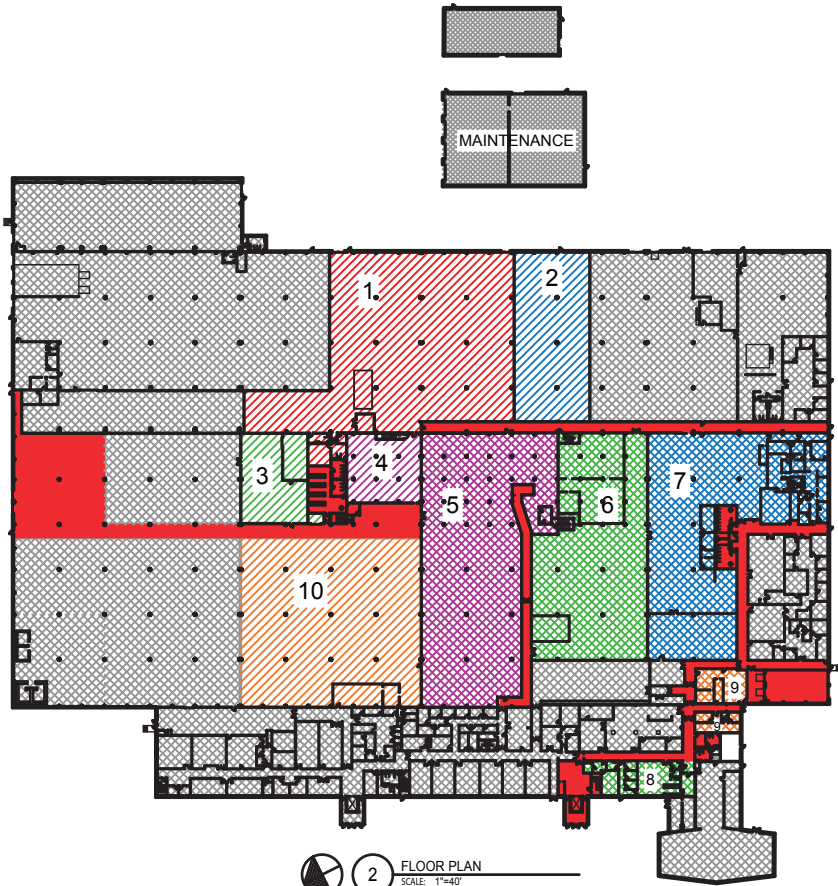
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SITE PLAN



1 SITE PLAN
SCALE: N.T.S.

SQUARE FOOTAGE BREAKDOWN		
HATCH	NUMBER	SQUARE FEET
	1	29,315 SQFT
	2	10,136 SQFT
	3	4,878 SQFT
	4	4,088 SQFT
	5	23,944 SQFT
	6	18,433 SQFT
	7	21,326 SQFT
	8	2,861 SQFT
	9	2,163 SQFT
	10	24,052 SQFT
	COMMON SPACE	28,536 SQFT



2 FLOOR PLAN
SCALE: 1"=40'

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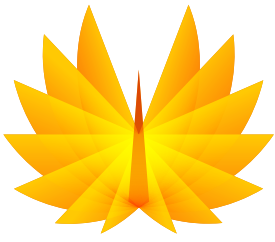
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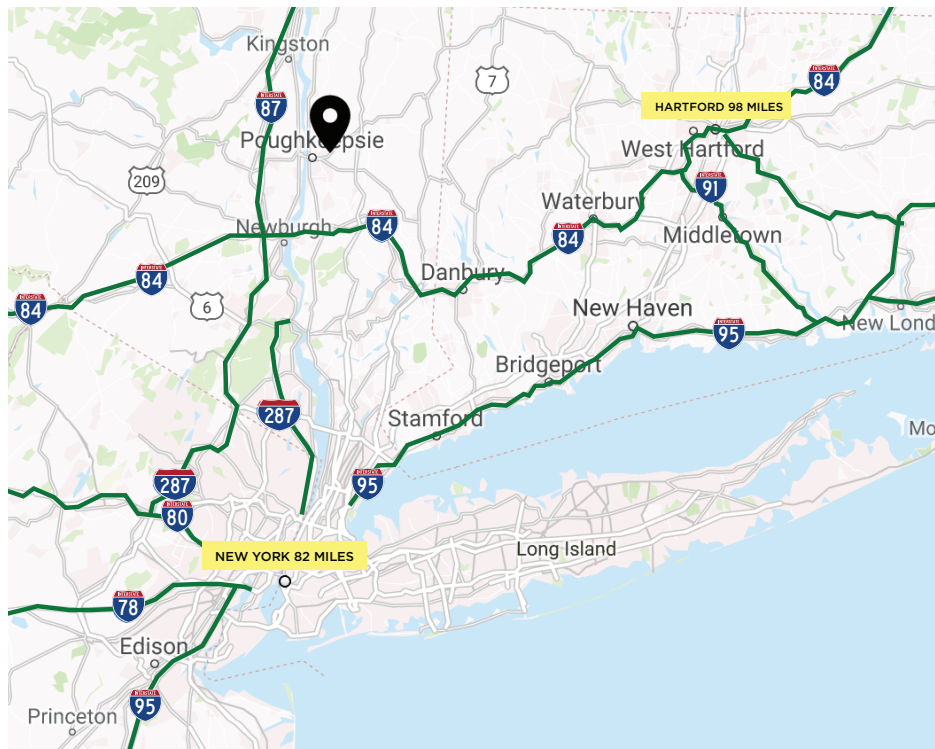
ADDITIONAL INFORMATION

Transportation: Located on Highway 44
1-87: 14 miles
Dutchess County Airport: 9 miles

Location: Danbury: 41 miles
Hartford: 98 miles
New York City: 82 miles

Major Employers: Healthquest
IBM
Vassar Brothers Medical Center

LOCATION MAP



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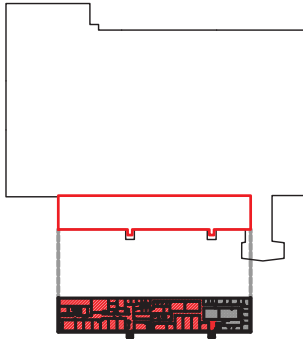
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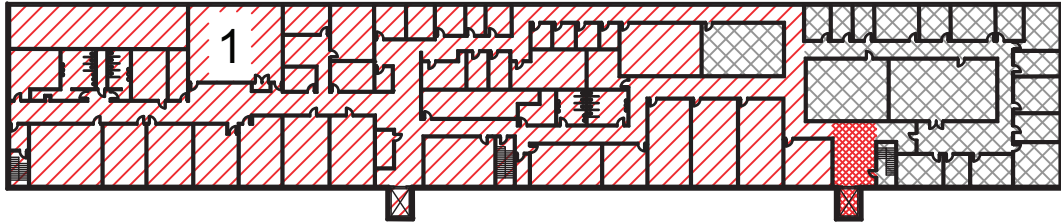
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SITE PLAN



1 SITE MAP
SCALE: N.T.S.

SQUARE FOOTAGE BREAKDOWN			
HATCH	NUMBER	TENANT	SQUARE FEET
	1	BOCES	28,603 SQFT
	N/A	COMMON SPACE	735 SQFT
	N/A	VACANT	N/A
N/A	N/A	TOTAL	38,600 SQFT



2 SECOND FLOOR PLAN
SCALE: 1"=20'

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