



FOR SALE

EXCLUSIVE SALE OFFERING

Cushman & Wakefield | Pyramid Brokerage Company has been retained to exclusively represent ownership in the sale of the existing building located at 1769 Route 52, on a prominent state highway in the Town of Fishkill, Dutchess County, New York

The Class A two-story office building is comprised of $\pm 42,800$ SF situated on ± 5.77 acres with ample on-site parking. Its highly accessible location, just off Interstate 84 and NY Route 52, allows it to attract a deep labor pool in one of the fastest growing areas in the Hudson Valley.

The property is owned by M&T Bank which has occupied the building since 2001. The asset is being offered vacant at closing and ready to redevelop.

1985
YEAR BUILT



42,800 SF
GROSS BUILDING AREA



206 \pm
PARKING



5.77
ACRES



NEARBY
AMENITIES



For more information, please contact:

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356 Meadow Avenue, 2nd Floor
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Property Highlights

Address	1769 Route 52, Fishkill, NY
County	Dutchess
Tax ID	6.356-03-107.207
Site Size	5.77± total acres
Gross Building Area	42,800± SF
Total Floors	2
Frontage	1,094± feet of frontage along the northerly side of Route 52
Year Built	1985
Topography	Level throughout
Building Structure	Masonry block, Steel frame
Utilities	Electric, propane gas, private water & sewer
Lavatories	4 lavatories on each floor, 8 total
Occupancy	To be delivered vacant
HVAC	Gas fired (propane) hot water with perimeter baseboard and central air conditioning
Roof	Flat with built-up composition, rubberized coating
Parking	206± on-site parking spaces (4.8± spaces / 1,000 sq. ft.)
Elevators	2-stop Sedgwick elevator with 1,000 lb. capacity servicing the building
Windows	Aluminum frame, fixed pane
Flood Zone	Zone C; site does not appear to be in flood zone



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Additional Images



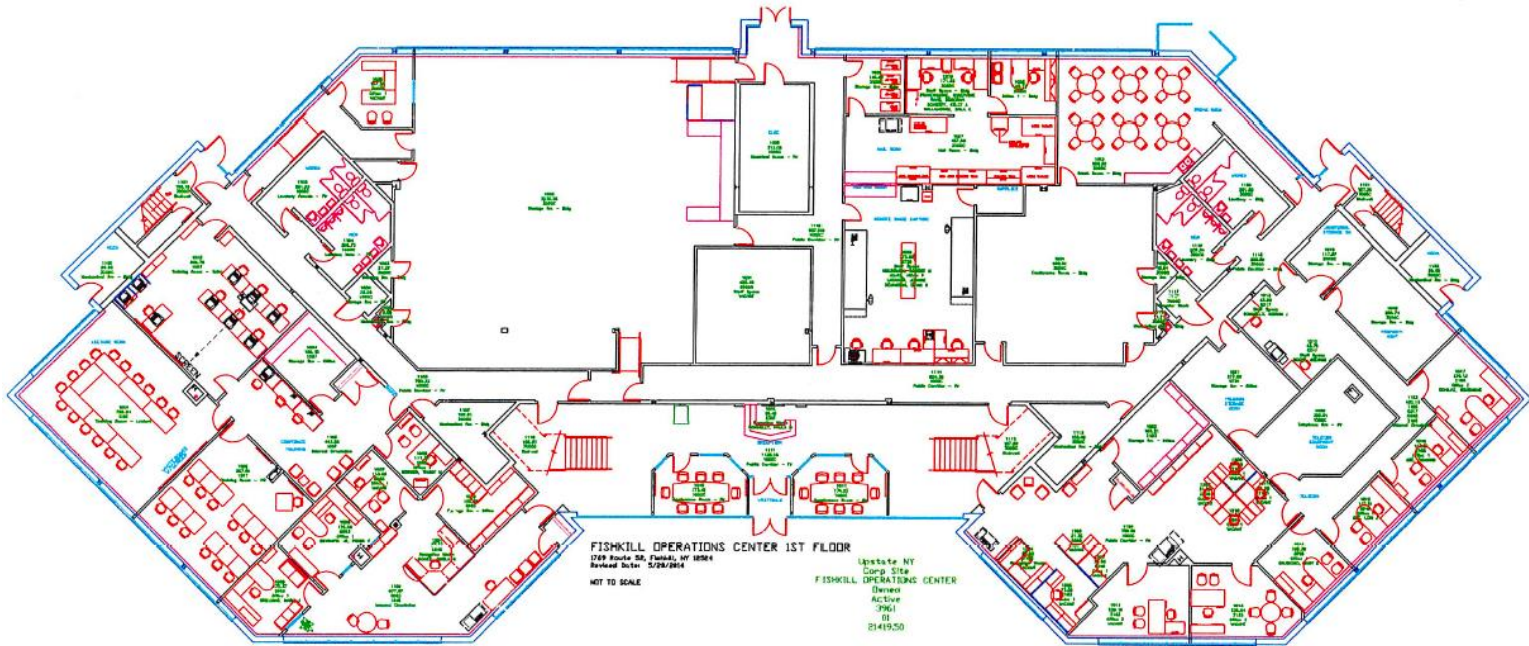
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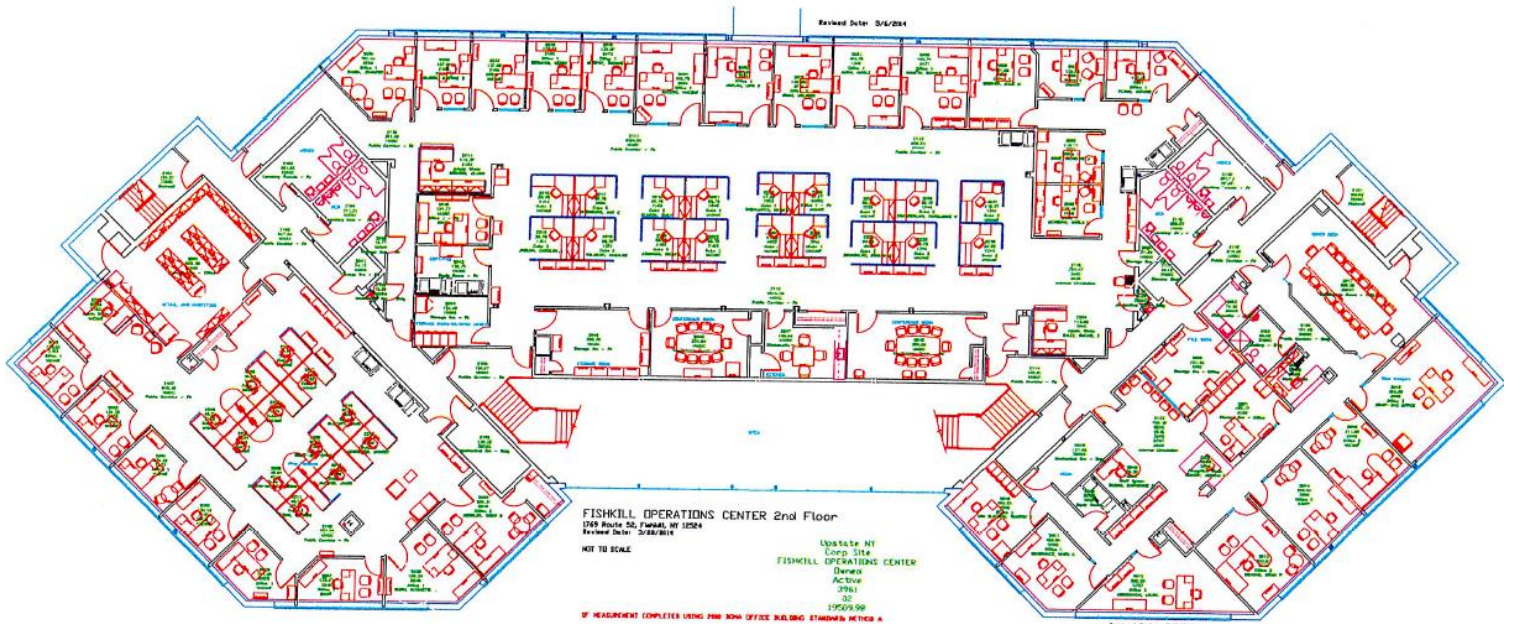
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Floor Plans



FIRST FLOOR



SECOND FLOOR

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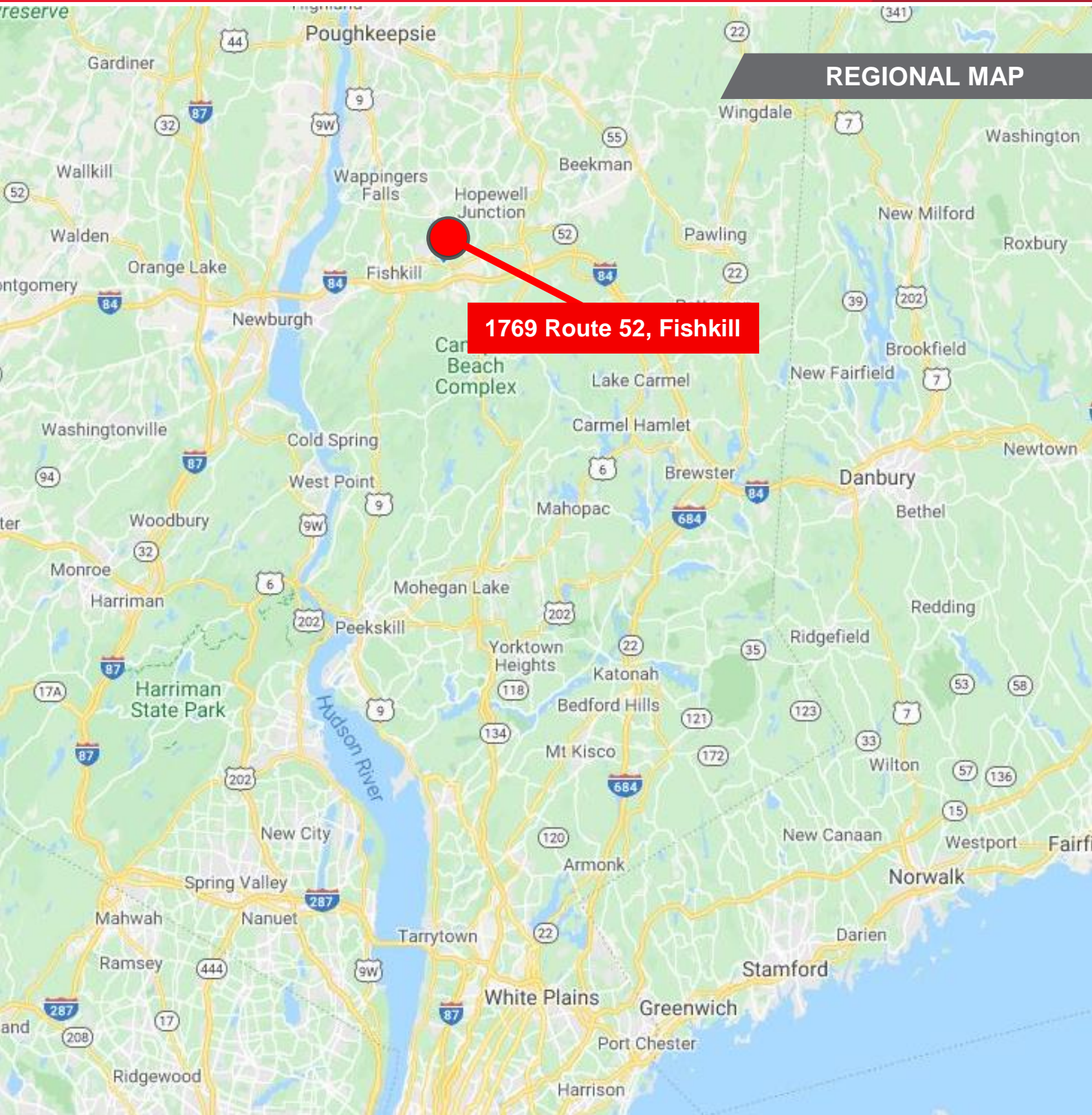


Pyramid Brokerage
Company

CLASS "A" 2-STORY OFFICE BUILDING

1769 Route 52

Fishkill | Dutchess County, NY



REGIONAL MAP

1769 Route 52, Fishkill

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