

> 378 Violet Avenue (Rt 9G), Poughkeepsie  
11,002 sq. ft. of Warehouse Space

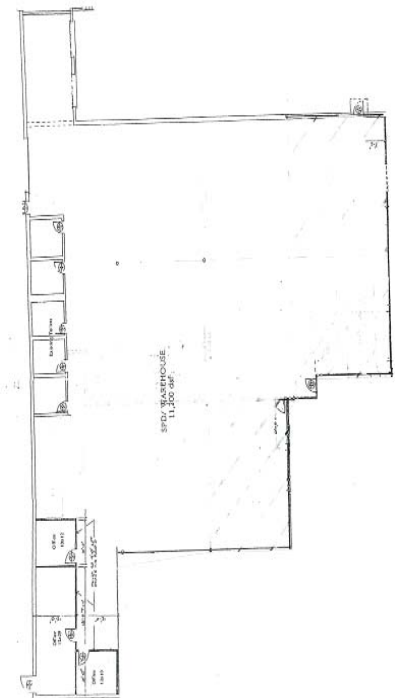


The Building is located within a Professional Business Park on the Town of Hyde Park/Poughkeepsie boundary with a Poughkeepsie (12601) mailing address. The space is currently being utilized as a medical warehouse facility. The building was recently renovated with a new heating and air conditioning system and a new Firestone warranted roof system.



Building Features:

- > Two below grade and one at grade loading docks
- > Clear height 17' 3" from finished floor to bottom of roof joists
- > Ten existing parking spaces
- > Handicap accessible Toilet Rooms
- > Existing heavy tel/com infrastructure
- > Water/Sewer/Natural Gas



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