

# Property Description

Available

Approved 10,000 sq.ft. Office or Flex Space Bldg.



## Ground Pad Approval -

Approved Building Size:  
40,000 Sq. Ft.

Total Lot Size:  
2.3 acre (approx. 1/2 dedicated to pad and associated parking)

Zoning:  
B-1 & I-3: Business/Retail & Light Industrial

## Highlights:

- In-place approvals – True Shovel Ready
- B-1 & I-3 zoning allowing high demand uses
- Development Expansion Opportunity – 8.2 acres
- Outstanding Demographics
- Rare Offering
- Excellent Property in High Growth Corridor
- High Traffic Count along Route 376: 12,302 AADT

Office building – 8 Nancy Ct



Fully approved and designed 10,000 sq. ft.  
Office / Retail building



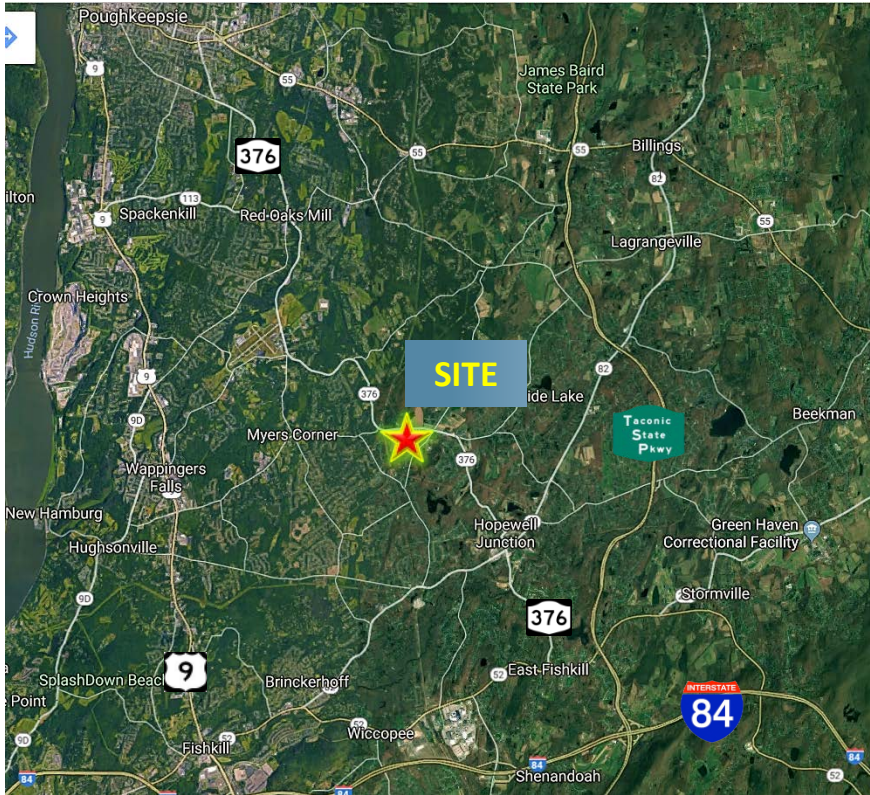
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Hopewell Junction | New York

Property  
Location



Town of East Fishkill  
Dutchess County, New York

The site is located on the North side of NYS Route 376; Good traffic counts of 12,200+ veh./day. Centrally located in the high growth commercial & retail corridor. Approximately 3.5 miles to either Route 9 and Taconic State Parkway. Less than 6 miles to the I-84 Exit 15.

