

Cold Spring | New York 3070 Route 9

27 Acres Highway Commercial + 3,000 SF Warehouse



PRICING: INQUIRE



Positioned along highly traveled Route 9 in the desirable Village of Cold Spring within the Town of Philipstown, this exceptional commercial opportunity offers the lease of an approximately 3,000 SF auto repair facility together with the potential to utilize portions of the surrounding ± 27 acres of undeveloped land. The property presents an extremely rare opportunity for automotive users, contractors, industrial operators, recreational businesses, storage users, developers, and entrepreneurial tenants seeking frontage, visibility, parking, outdoor land use, and future expansion potential in one of the Hudson Valley's most supply-constrained and rapidly appreciating markets.



The facility sits directly along Route 9 and features approximately 3,000 SF with three roll-up doors, approximately 13-foot ceiling heights, frontage exposure, and on-site parking. The building benefits from outstanding visibility along a corridor experiencing approximately 17,000 vehicles per day, making it ideal for automotive, contractor, warehouse, showroom, service, recreational, or flex-commercial operations. The owner is flexible and willing to work with tenants requiring additional outdoor land, storage areas, parking fields, trailer access, or customized layouts. The surrounding acreage may also be subdivided to tailor to a tenant's specific operational needs.



The property is ideally positioned within the growing Cold Spring and Philipstown corridor, an area that continues to see strong residential, tourism, and commercial growth driven by affluent demographics, migration from New York City and Westchester County, and increasing demand for experiential and lifestyle-oriented developments. The site is conveniently located near Metro-North commuter rail service, including Cold Spring Station approximately 4.2 miles away, providing direct access to New York City and surrounding employment hubs.



Commercial & Retail Uses

- Retail stores and shopping centers
- Convenience stores / specialty retail
- Drive-through businesses
- Restaurants, diners, cafés
- Automotive sales & service
- Fuel service stations
- Car washes
- Contractor yards & heavy equipment

Industrial & Light Manufacturing

- Warehousing & logistics
- Distribution centers
- Fabrication shops
- Production / assembly
- Building supply & material storage
- Trade operations & craft manufacturing
- Outdoor storage associated with commercial/industrial uses

Current zoning and allowable uses create substantial flexibility for both immediate occupancy and long-term redevelopment potential. Based upon the Town of Philipstown zoning use table, potential uses may include healthcare facilities, office buildings, retail businesses, restaurants, warehouse or wholesale operations, light industrial uses, recreational and sports facilities, veterinary hospitals, hospitality concepts, senior housing, institutional uses, service businesses, art galleries, mixed-use concepts, and various commercial redevelopment opportunities, subject to municipal approvals where applicable.





Behind the existing commercial structure lies approximately 27 acres of largely level undeveloped land featuring a private road, bridge crossing over the Upstream River, scenic mountain views, and direct adjacency to Hudson Highlands State Park. The natural landscape combined with commercial accessibility creates a unique opportunity for users seeking a blend of functionality, expansion capability, and destination appeal. Few properties in the region offer this scale of acreage with Route 9 exposure, existing infrastructure, and flexible commercial potential.

PROPERTY MAP



*Lot Dimensions are Estimated

Ownership is also open to discussing a potential sale or larger redevelopment opportunity with qualified users, developers, or investors seeking a long-term strategic position within the Hudson Valley market. The combination of frontage, infrastructure, flexible zoning, outdoor land, scenic surroundings, and development upside creates endless possibilities for creative users looking to establish a presence in one of the region's most desirable and supply-constrained corridors.

Ideal Buyer / Tenant Profiles

Developers seeking large Highway Commercial tracts

Industrial users needing acreage + existing structure

Retail or service operators needing strong visibility

Senior housing or multifamily developers (rezoning potential)

National or regional auto/retail brands

Healthcare groups

Investors seeking land banking opportunities

Hospitality and recreational operators

Entrepreneurial users looking for a unique campus-style setting

Recreation, Hospitality & Institutional Uses

- Hotels / motels / extended stay lodging
- Event venues
- Sports & training facilities
- Indoor recreation
- Entertainment complexes
- Senior housing & assisted living
- Veterinary or animal care facilities

Large Campus or Destination Uses

- Educational centers
- Medical or wellness campuses
- Religious institutions
- Distribution or fleet operations
- Outdoor attractions or adventure-oriented recreation

LOCATION





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