

# 35-41 COMMERCE DRIVE

CARMEL, NY | TOWN OF PATTERSON

OWNER/USER - INVESTMENT

TWO BUILDING INDUSTRIAL COMPLEX  
I-ZONE | 72,040 TOTAL SF | 9.87 ACRES



PRICE REDUCED: \$10,900,000

CONTACT EXCLUSIVE LISTING AGENTS:

WILLIAM ANSON  
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COMMERCIAL REAL ESTATE SERVICES

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# 41 COMMERCE DRIVE AVAILABLE TO USER/BUYER

Size: **33,600 SF**

Columns: **60' x 40'**

Loading: **8 Drive-Ins, 1 Dock**

Electric: **208/120V, 800 AMP**  
upgradeable with transformer

Ceilings: **22'+**

Tenant: **ASAP Flooring**  
**4,800 SF**



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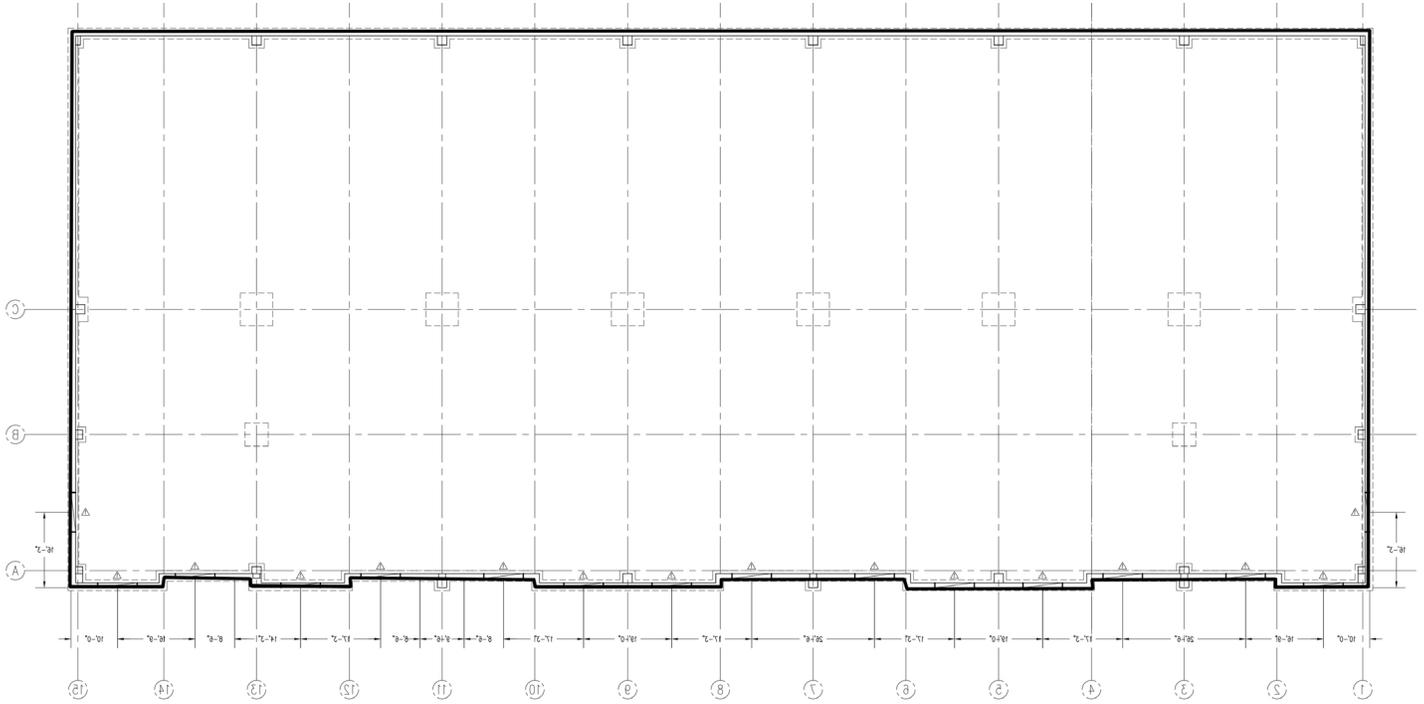
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# 35-37 COMMERCE DRIVE

## INCOME PRODUCING\*

\* = INFO UPON REQUEST

Size: **38,440 SF**

Columns: **50' x 37'**

Loading: **9 Drive-Ins**

Electric: **208/120V, 800 AMP**

Ceilings: **15'-16'**

Tenant: **Coach Tours, Rototec,  
T&G, Stronghold**



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# 35-37 COMMERCE DRIVE

## INCOME PRODUCING\*

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### TENANT PLAN

Unit 1	Unit 2	Unit 3	Unit 4
<b>Stronghold Art 6,900 SF Available</b>	<b>T&amp;G 8,000 SF Future Availability</b>	<b>8,000 SF Future Availability</b>	<b>Coach Tours 10,900 SF</b>
			<b>Rototec 4,750 SF</b>

**Unit 5**



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## EXECUTIVE SUMMARY

35-41 Commerce Drive, Carmel, NY is situated in the Town of Patterson and offers solid industrial positioning with highway connectivity off I-84 (Exit 61) Westward to both the Taconic State Parkway and the New York State Thruway I-87, or Eastward immediately to Danbury, Connecticut, and continuing up to all New England markets.

The town sits in a transitional zone between suburban Putnam County and more rural Dutchess County, which typically means lower operating costs than closer-in Westchester locations while maintaining reasonable access to the deep labor pool and customer base.

Patterson's industrial areas generally benefit from less restrictive zoning compared to residential communities to the South. For freight and logistics, the site is within reach of Stewart International Airport (~33 minutes west) for air cargo, and the town's position on Route 311 provides secondary east-west connectivity.

The area tends to attract distribution, light manufacturing, and trades businesses that need space and truck access without the premium costs of locations closer to I-287 or the Cross-Westchester Expressway.

## I-ZONE PERMITS:

- **Manufacturing**
  - **Warehouses**
  - **R&D**
  - **Contractors Yards**
  - **Distribution Terminals**
  - **Recreation Facilities**
  - **Retail**
- \* Additional uses in Code:

Code URL: <https://www.pattersonny.org/PDFs/Codes/PattersonTownCode.pdf>

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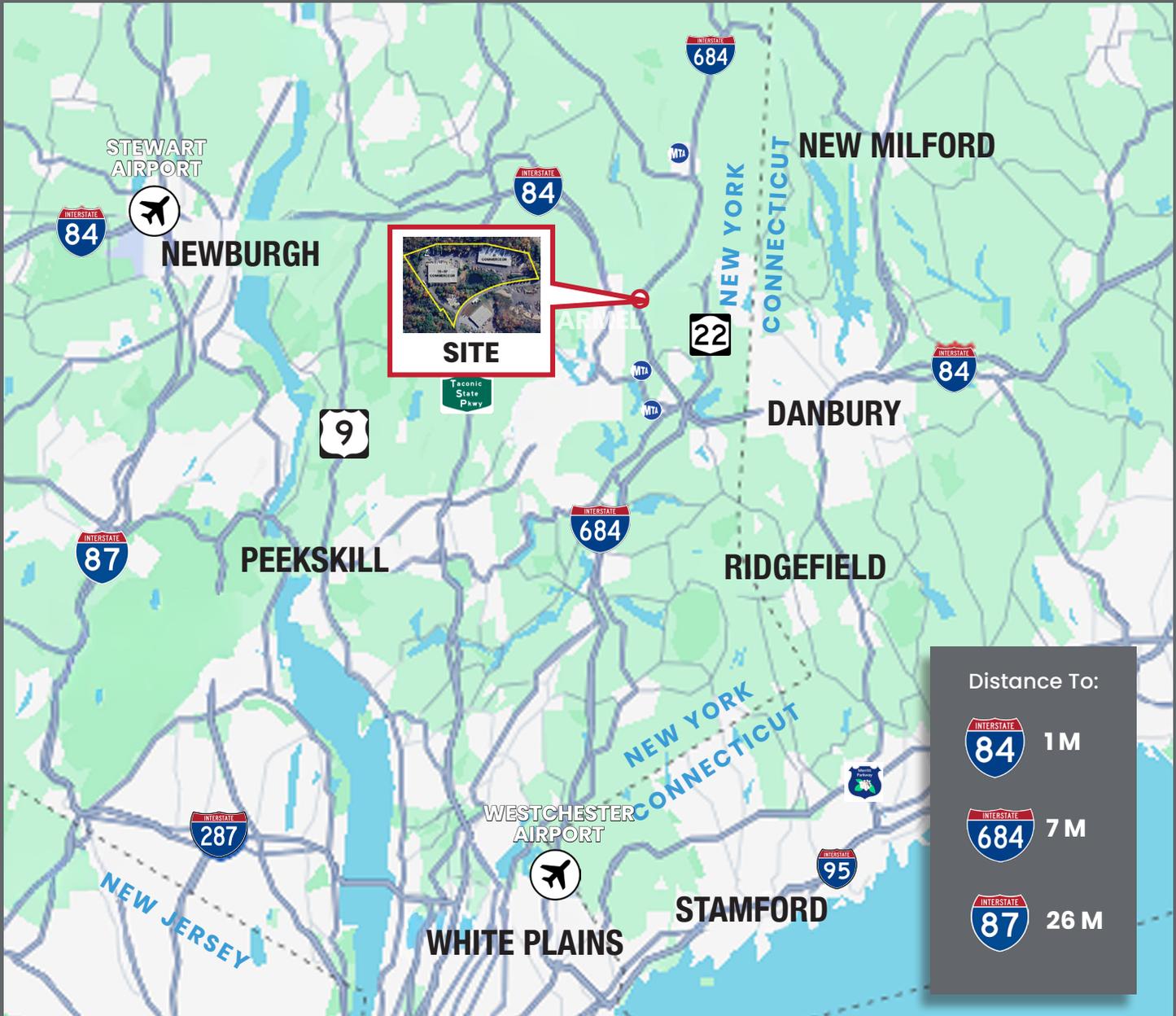
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