

FAIR STREET COMMERCIAL CENTER

FOR LEASE



NEW CONSTRUCTION FLEX/WAREHOUSE SPACE

Built for Contractors & Self-Employed Businesses



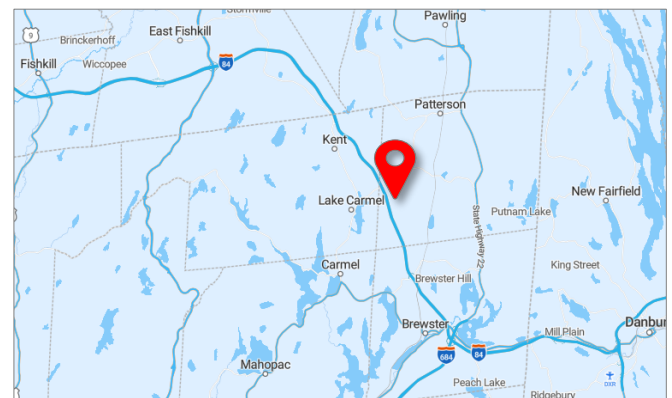
763 Fair Street, Carmel, NY 10512

NOW PRE-LEASING

Brand-new flex/warehouse units designed from the ground up for trades, contractors, and owner-operators who need clean, high-clearance space with room to work and store equipment. The first building is under construction with a second building underway. Get in early and secure your unit before completion.

UNIT FEATURES

- **Flexible sizing** - units from 1,760 SF up to 7,040 SF; combine for up to 14,000 SF
- **Two overhead doors per unit** - one front, one rear, for drive-through access
- **25'+ clear ceiling height** for racking, lifts, and equipment
- **Dedicated office area** (approx. 120 SF) plus a private half bath in each unit
- **Fenced, secure outdoor storage** available in the rear at additional cost
- **Shell space build-out** - finish to suit your operation



Conveniently located just off **I-84**, only minutes from the **Clover Interchange (I-684 & I-84)** and a short drive to **Brewster** and the **Westchester County** border. Fast highway access in every direction makes this an ideal base for service businesses covering the Hudson Valley, Westchester, and Connecticut.

ASKING RENT

\$24.00 / SF / YR

CONTACT

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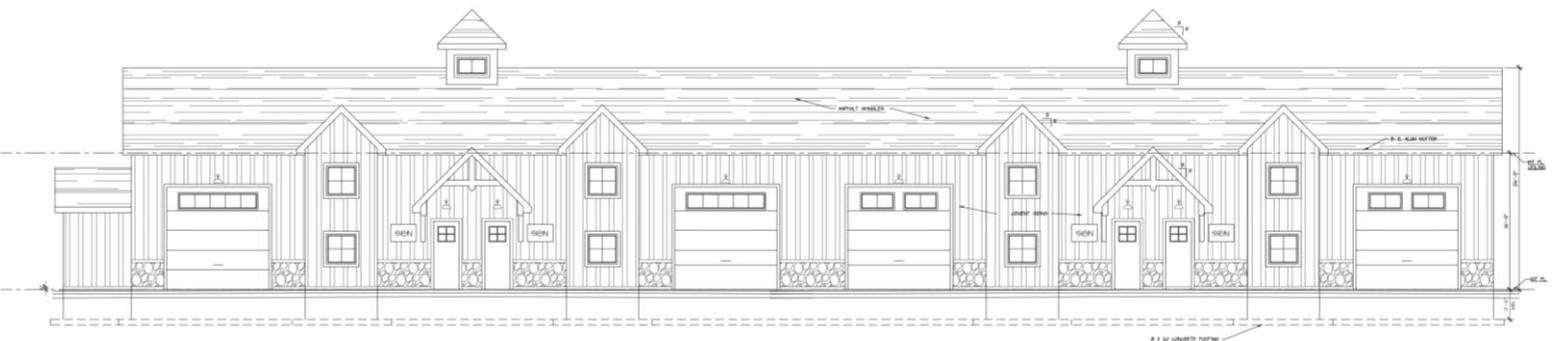
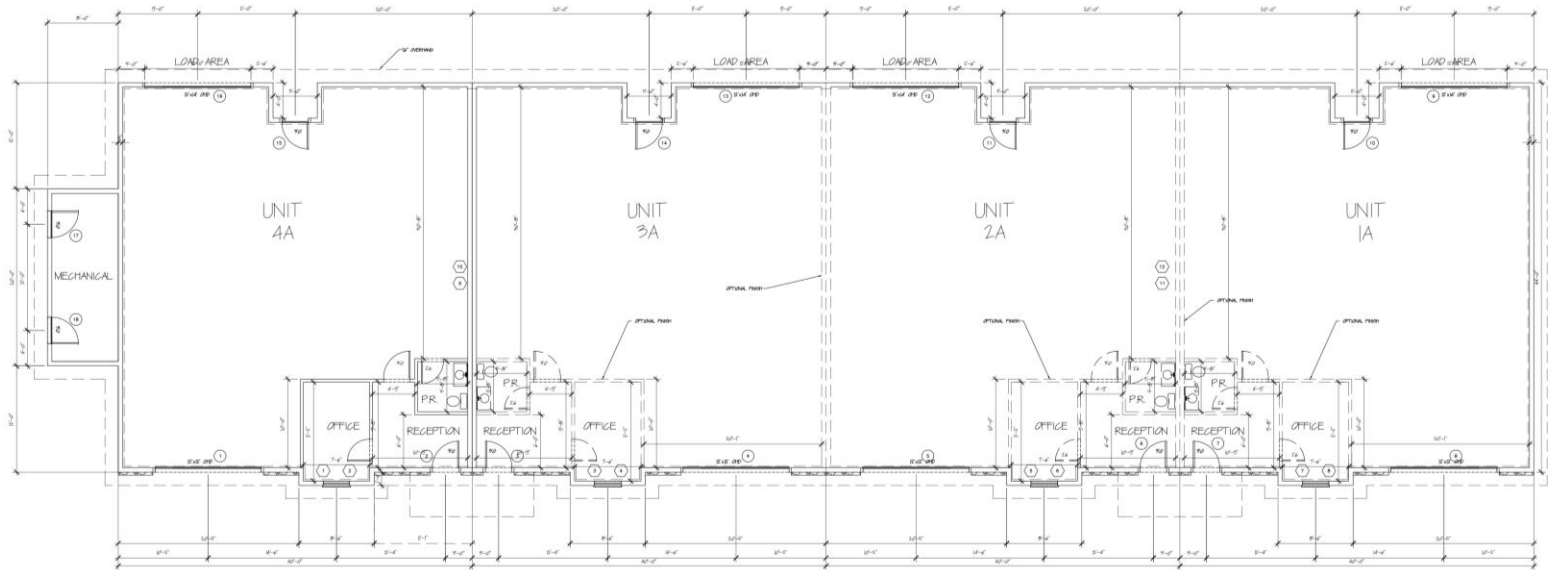
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SPACE AT A GLANCE

PROPERTY	Fair Street Commercial Center
ADDRESS	763 Fair Street, Carmel, NY 10512
AVAILABLE SPACE	1,760 – 14,000 SF
LEASE RATE	\$24.00/SF/YR
SPACE TYPE	Flex / Warehouse
BUILD-OUT	Shell Space
LOT SIZE	11.46 Acres
AVAILABILITY	Available for Lease - August 2026



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