

TURNKEY OFFICE SUITE · AVAILABLE NOW

164 Route 311, Carmel, NY 10512

1,100 SF contiguous · 100 + 1,000 SF configuration · 28 dedicated parking spaces · LI Zoning · Move-in ready · Flexible terms



BRIGHT CORNER OFFICE · DUAL WINDOW WALLS



PRIVATE OFFICE



KITCHENETTE



COMMON AREA

THE OPPORTUNITY

Turnkey 1,100 SF office suite available immediately in the heart of Putnam County. Located inside a well-maintained 2002 masonry building with a rare 3.03 parking ratio (28 dedicated spaces—unheard of for Route 311), the suite offers move-in-ready office finishes and direct on-site access to climate-controlled and drive-up self-storage for tenants who need to scale inventory, files, or equipment without a second lease.

The suite features a private kitchenette, multiple finished offices with natural light, and flexible layout—configurable as a single-occupant suite, a primary office plus dedicated executive office, or two separate tenancies. Light Industrial (LI) zoning supports professional, contractor, sales, distribution, and service-based uses.

Direct Route 311 frontage with quick access to Route 52, I-84, and the Taconic State Parkway. Central to Carmel, Kent, Brewster, Mahopac, and Patterson—within a 10-minute drive of most of Putnam County and less than 75 minutes to Manhattan.

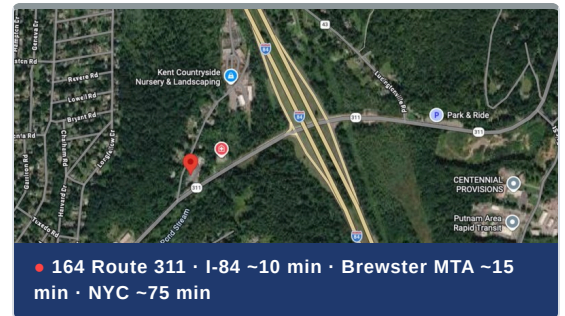
Ownership is flexible on terms and motivated to place a tenant immediately.

PROPERTY HIGHLIGHTS

- Turnkey suite—move in Day 1
- On-site climate & drive-up storage
- Mins to Rt 52, I-84, Taconic
- 2002 masonry, dry sprinkler
- Single-tenant or split-tenancy
- 3.03 parking ratio (28 spaces)
- Direct Route 311 frontage
- Light Industrial zoning
- Kitchenette & finished interiors
- Flexible lease structure

PROPERTY SPECS

Building Size	9,250 SF
Office Available	1,100 SF
Year Built	2002
Renovated	2005
Construction	Masonry
Stories	1
Sprinklers	Dry System
Land Area	1.81 AC
Parking	28 Spaces
Zoning	LI
Status	Available Now



LEASE OPTIONS

FS = Full Service (rent includes utilities, taxes, insurance & maintenance) · MG = Modified Gross

1,000 SF OFFICE **BEST VALUE**

\$1,500/mo FS

Primary office, Full Service—all utilities, taxes & maintenance included.

FREE 100 SF executive office—included for first 12 months

Effective rate: \$16.36/SF for 1,100 SF total

LONG-TERM SUITE

\$1,800/mo FS

Full 1,100 SF on a 24+ month commitment at \$19.64/SF Full Service—locked rate, no expiring bonus.

PROPERTY MANAGER

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