

FOR SALE

# Castagna Commerce Park

PAWLING, NEW YORK

80AC DEVELOPABLE

Planned Development District

INDUSTRIAL | RETAIL

OFFICE | MEDICAL



HOULIHAN LAWRENCE  
COMMERCIAL





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## Castagna Commerce Park

CASTAGNA DRIVE, PAWLING, NY 12564

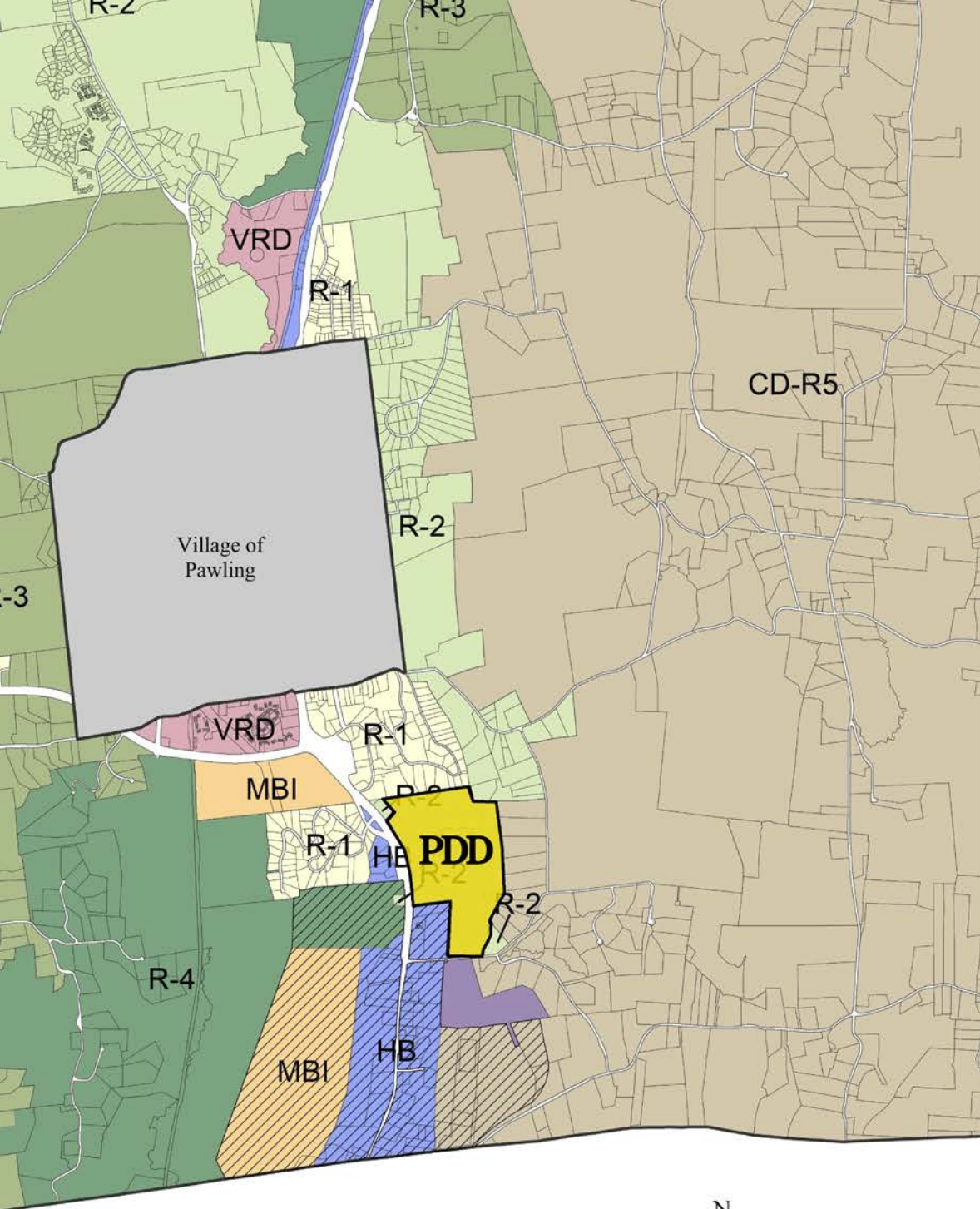
80  
ACRES

\$4,100,000  
OFFERED AT

Nestled between the Hudson Valley and the Berkshires, this Planned Development District site features virtually unlimited commercial development along its developable 80 acres (estimated 120 acres total). Close to I-84/684, the site features proximity to major NYC commuter markets, as well as tourist attractions.

The property features a secluded, wooded area, with on-premise high-flow water and sewer facilities, natural gas and electric connections, all on a private road off NYS-22. Permitted uses in the Planned Development District allow a variety of retail, office and residential, including, but not limited to hotels, water parks, self-storage, medical, professional offices, multi-family.

*Interested buyers are responsible for confirming zoning/permitted uses with Town of Pawling, and if applicable, obtaining site plan approval. Owners will entertain deals with such contingencies.*



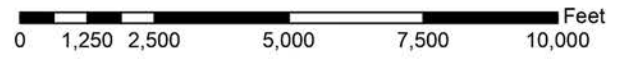
## PLANNED DEVELOPMENT DISTRICT PERMITTED USES

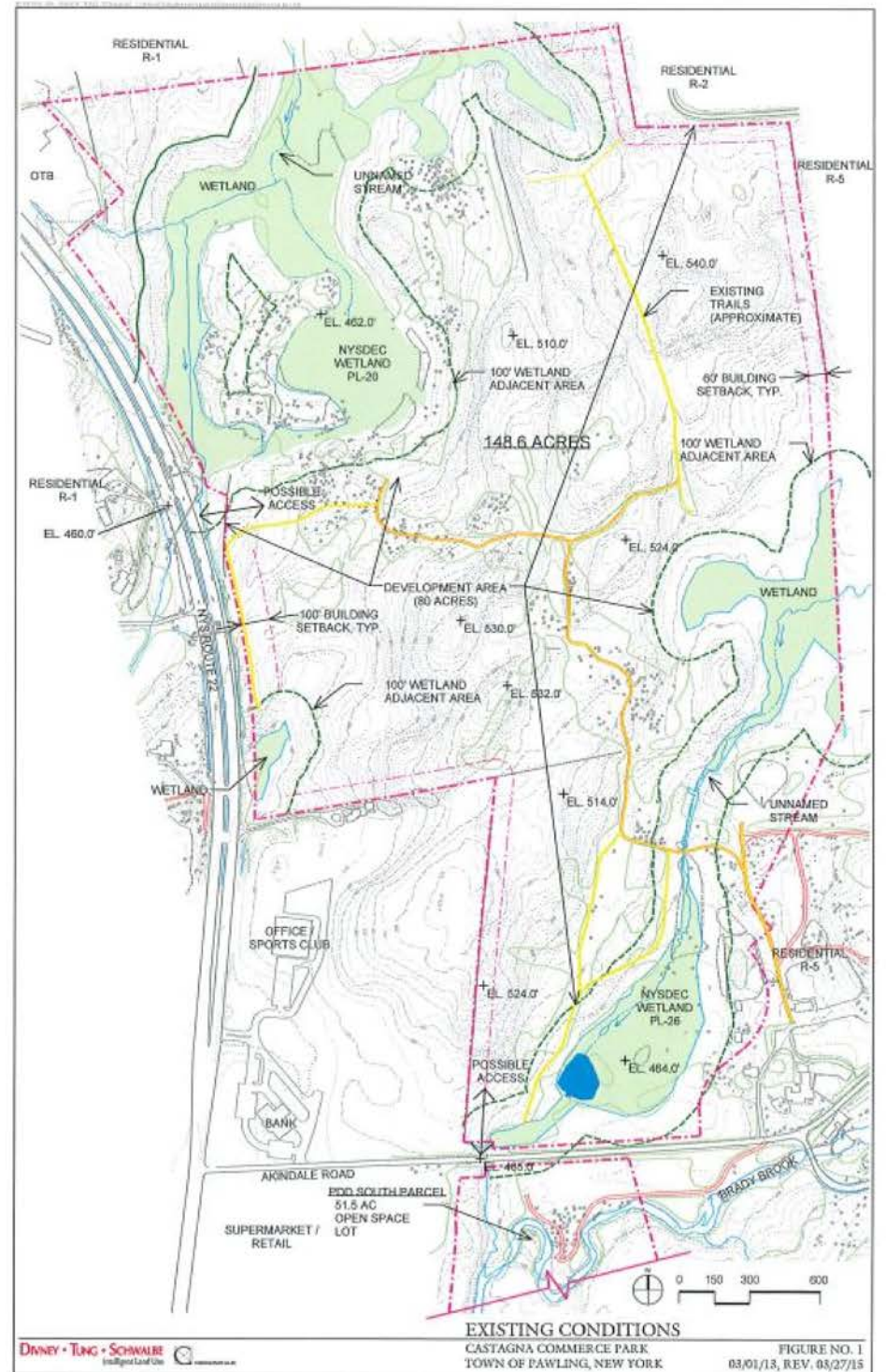
The subsequent pages features prior site plans and other documentation that displays the site's potential.

Phase I Senior Housing has already been erected (parcel lies within the subject site) and Phase II Mixed-Income housing was just approved (will be sub-divided from the subject property).

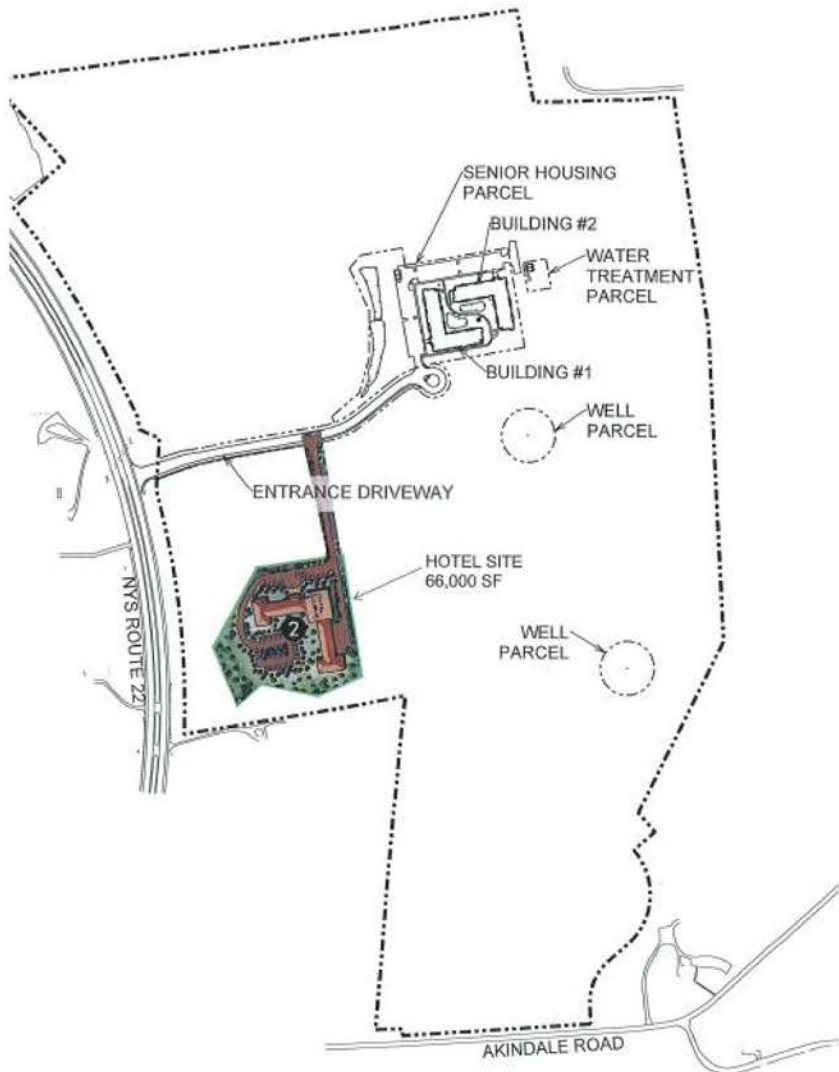
The remaining 80 acres make up the subject property, and the Town of Pawling has expressed a strong desire for commercial as a priority, with the likelihood of further multi-family down the road.

- **INDUSTRIAL** (Food & Beverage Production, eCommerce/Distribution, Film Production, Advanced Manufacturing, BioTech/Life Sciences)
- **RETAIL** (Big Box, Plaza, Outlet, Hotel, B&B, Experiential/Recreation, Amusement/Water Park)
- **OFFICE** (Headquarters, Back Office, Suites, Co-Working)
- **MEDICAL** (Walk-In, Clinic, Hospital, Outpatient, Senior/Child Care, Surgical)









250 500  
**IG • SCHWALBE**  
 Intelligent Land Use

**SENIOR HOUSING SITE PLAN**  
 CASTAGNA COMMERCE PARK  
 Pawling, New York

FIGURE NO. 11/11



0 125 250 500  
**DIVNEY • TUNG • SCHWALBE**  
 Intelligent Land Use

N  
**E8**

**CONCEPTUAL  
 MASTER PLAN**  
 11/11/11

**CASTAGNA COMMERCE PARK**  
 TOWN OF PAWLING, NEW YORK



# Castagna Commerce Park

CONTACT ME FOR MORE INFORMATION

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← 55 MILES TO NYC

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