# Yonkers | New York 500-530 Nepperhan Avenue

Historic Loft-Style Industrial/Flex Complex in the Carpet Mills Arts District

Flexible
Suites
2,000 53,000 SF
AVAILABLE



#### CHRISTIE'S

INTERNATIONAL REAL ESTATE

- GROUP

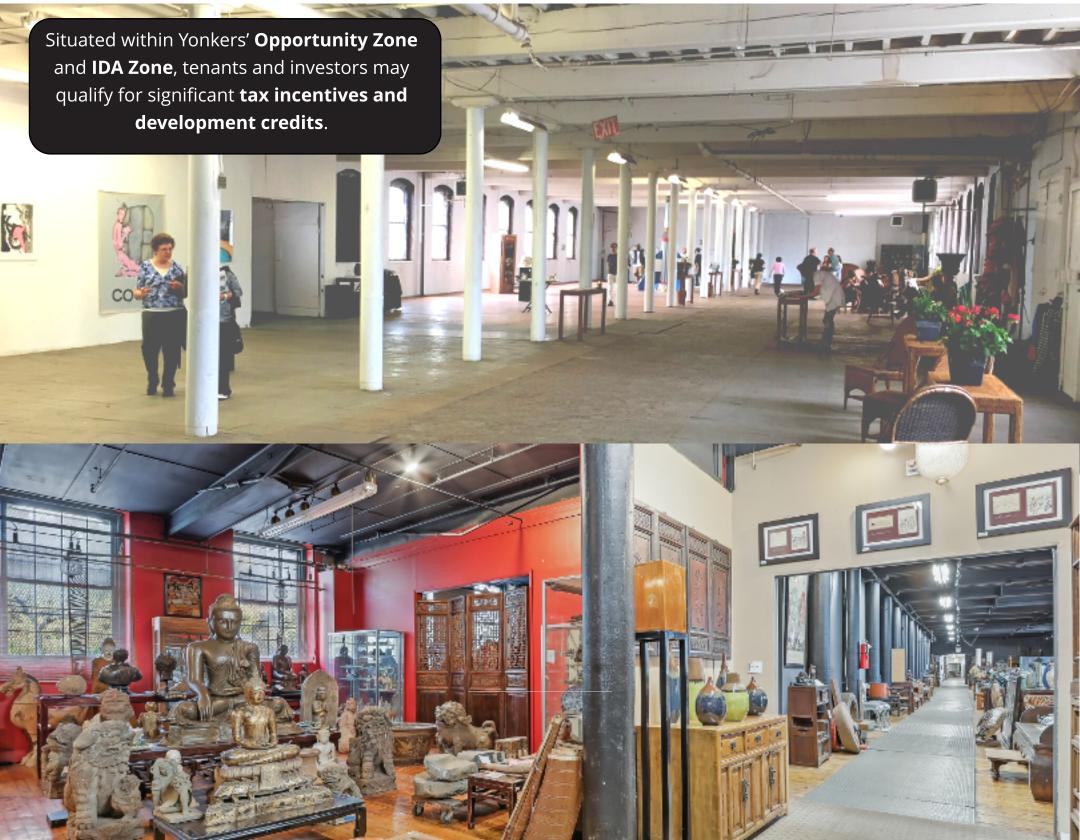
COMMERCIAL DIVISION

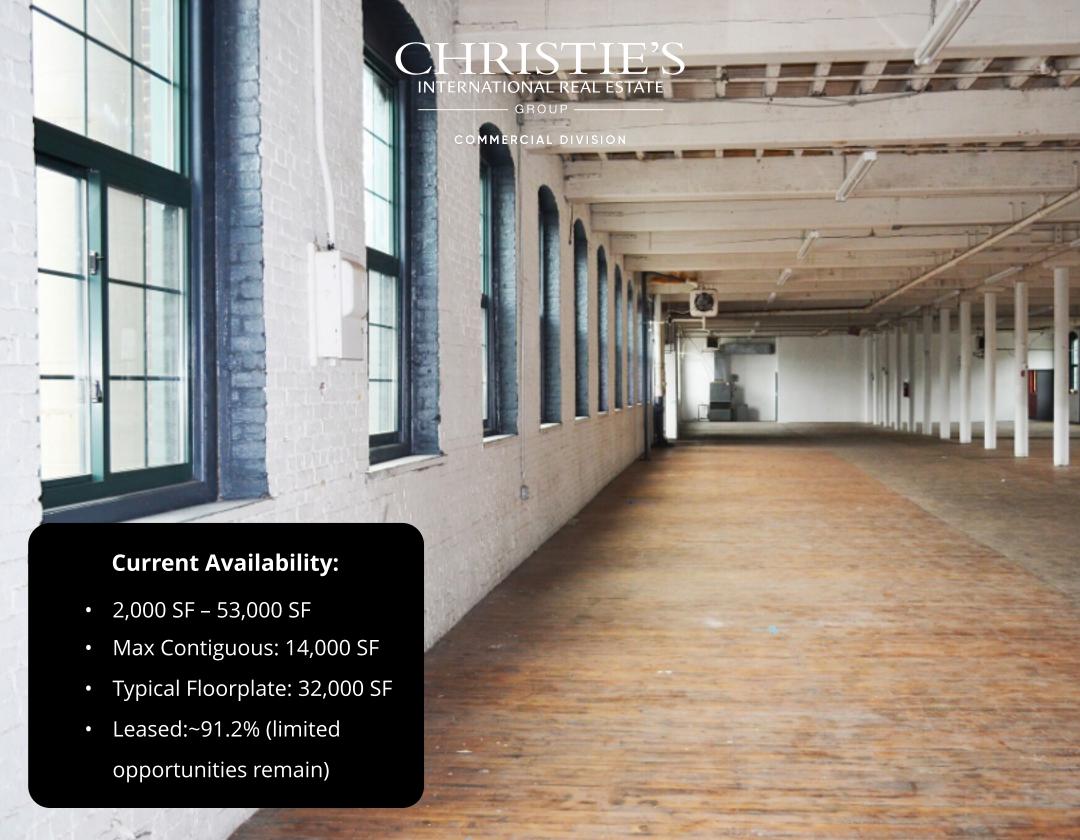
FOR LEASE | FROM \$18/SF

### PROPERTY HIGHLIGHTS

- 210,000 SF Historic Flex/Industrial
   Complex
- Authentic Loft-Style Layouts with Original Hardwood Floors
- Qualified Production Facility (QPF)
   TV & Film Ready
- Abundant Natural Light with High Ceilings
- 2 Freight Elevators+3 External Loading Docks
- Heat Included | Fully Sprinklered |
   24/7 Access
- Executive Office, Storage, Event, and Dressing Rooms Available
- Easy Access to Major Highways: I-87, Saw Mill, Cross County, etc.
- Near Metro-North Stations (Glenwood & Yonkers)
- Traffic Count: 8,288 VPD | 368 ft of
   Frontage on Nepperhan Ave
- Located in Opportunity Zone & IDA
   Zone | Significant Tax Incentives
- Central Tri-State Location: 15
   Minutes to NYC, CT, NJ, Long Island









#### PROPERTY INFORMATION

Discover The Weaving Buildings – a historically significant commercial complex located in the heart of Yonkers' Carpet Mills Arts District (CMAD). These iconic structures at 500, 510 & 530 Nepperhan Avenue offer over **210,000 SF** of flexible industrial, office, and production space. Originally constructed in **1881**, the buildings feature solid brick exteriors, restored original hardwood floors, soaring ceilings, and sun-drenched loft-style layouts ideal for a wide range of commercial users.

Zoned I (Industrial) with a FAR of 5.95, the property supports multiple commercial uses including light or heavy industrial, warehousing, artist studios, creative offices, flex space, medical, and retail. Spaces range from 1,000 SF to over 30,000 SF per floor, making it ideal for businesses seeking large, open floor plans with flexible demising options.

The Alexander Smith Carpet Mills campus is a **NYS Qualified Production Facility (QPF)**, located within the **Studio Zone**, making it highly attractive to film and television production companies. The site offers fully customizable spaces for filming, set design, and storage, and includes complementary amenities such as executive offices, private bathrooms, catering/event spaces, dressing rooms, and large holding areas.

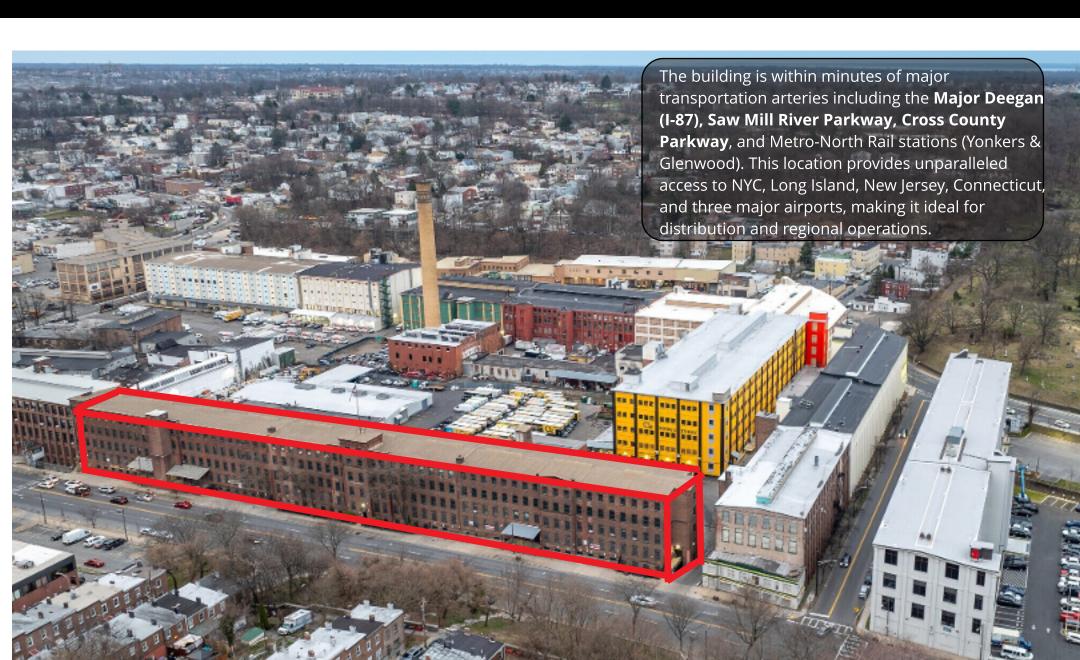




## LOCATION



**COMMERCIAL DIVISION** 





Bryan Lanza
Director of Commercial, Licensed Associate
Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com



Darren Lee Licensed Real Estate Salesperson M: 917.658.7791 dlee@ciregroupcommercial.com www.CRECIRE.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.