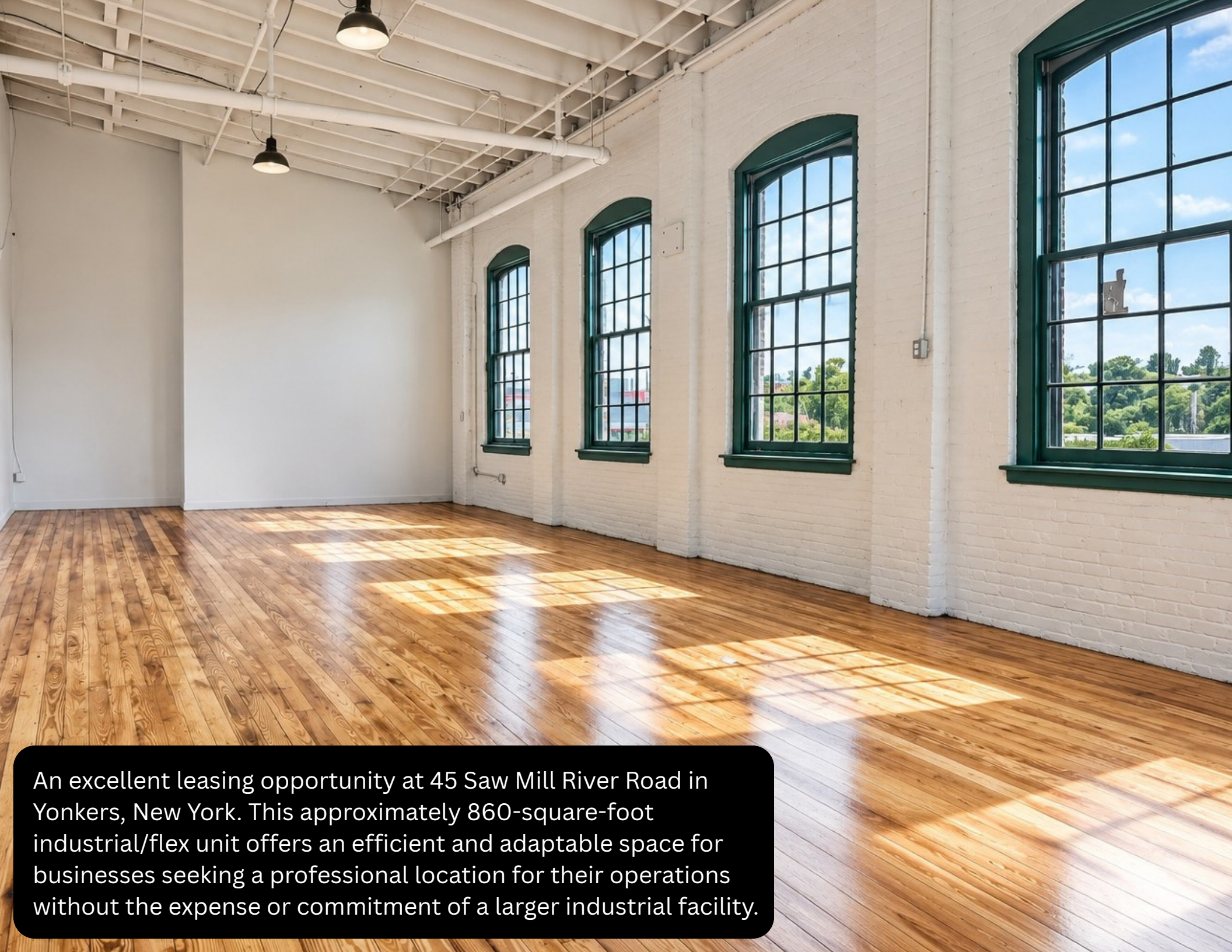


FOR LEASE | INDUSTRIAL & FLEX SPACE
45 SAW MILL RIVER ROAD | YONKERS, NY
Versatile 860 SF Industrial/Flex Unit



MONTHLY RENT:
\$1,800 includes utilities



An excellent leasing opportunity at 45 Saw Mill River Road in Yonkers, New York. This approximately 860-square-foot industrial/flex unit offers an efficient and adaptable space for businesses seeking a professional location for their operations without the expense or commitment of a larger industrial facility.



USE CASE 1

LIGHT PRODUCTION / WORKSHOP

Ideal for contractors, fabricators, and small-scale manufacturing



USE CASE 2

STORAGE / FULFILLMENT

Perfect for e-commerce, distribution, and inventory management

Strategic Location & Accessibility

Located along Saw Mill River Road, the property benefits from its position within one of Yonkers' established industrial and commercial corridors, providing convenient access to businesses and customers throughout Westchester County, New York City, and the surrounding metropolitan area. The location offers connectivity to Interstate 87, the Saw Mill River Parkway, the Cross County Parkway, and other regional transportation routes, making it a practical base for contractors, service businesses, and companies serving multiple markets throughout the region.

For businesses seeking a smaller industrial footprint, the property's location and shared loading infrastructure provide an appealing combination of accessibility, flexibility, and operational convenience.

Property Highlights

- Approximately 860 SF of industrial/flex space.
- Attractive \$1,800 monthly base rent.
- Shared loading dock for deliveries and shipping.
- Flexible layout accommodating a variety of commercial and industrial operations.
- Located within an established Yonkers industrial building.
- Suitable for small businesses, contractors, storage, and e-commerce operations.
- Convenient access to major highways and regional business markets.
- Manageable footprint for businesses seeking to minimize overhead.

Potential Business Uses

A flexible space for a wide range of operators

- | | | | |
|-----------------------|--------------------------|---------------------|-----------------------|
| • Storage & inventory | • Contractor operations | • Light fabrication | • Equipment storage |
| • Distribution | • E-commerce fulfillment | • Business support | • Creative production |

All prospective uses are subject to zoning, permits, building capabilities, and landlord approval.

Leasing Opportunity

At 860 SF, this offering is particularly attractive to businesses that do not require a traditional large-scale warehouse but still need the functionality and convenience of industrial space.

Whether establishing a new operation, expanding an existing business, or securing additional space for inventory and equipment, 45 Saw Mill River Road provides a practical solution in a well-established commercial location.

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**45 SAW MILL RIVER ROAD
YONKERS, NEW YORK**

Saw Mill River Rd

Situated within an established industrial building, the available unit is well suited for a variety of business operations, including light industrial, storage, distribution, contractor services, e-commerce fulfillment, inventory management, and other compatible commercial uses, subject to applicable zoning, building requirements, and landlord approval.



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