



HOULIHAN LAWRENCE
COMMERCIAL

The Severino Building

140 Old Saw Mill River Road, Hawthorne, NY 10532

Exclusively Represented By:

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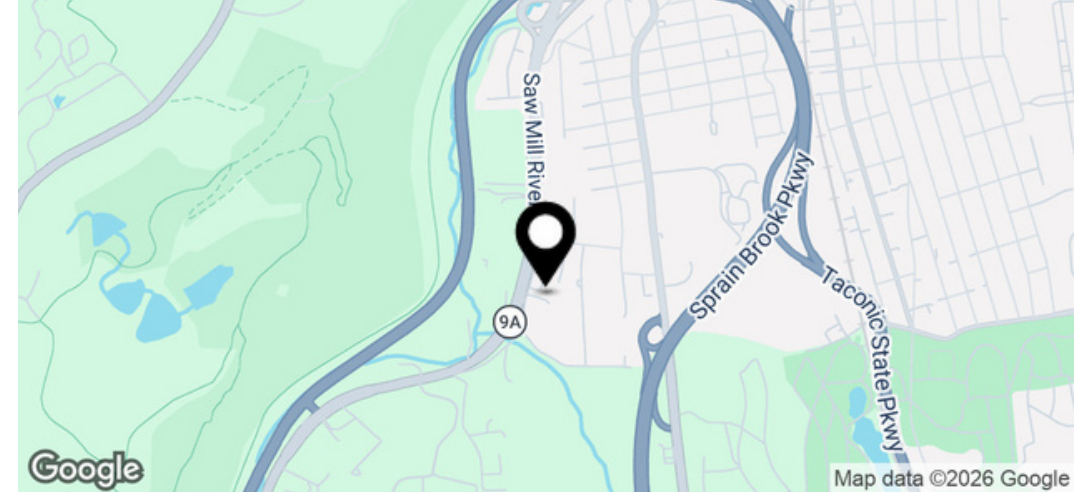
gklein@houlihanlawrence.com

OFFERING MEMORANDUM

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Offering Summary

Price	\$4,800,000
Price / GSF	\$266.67
Occupancy	Delivered Vacant
GSF	18,000 SF
Site Size	1.28 Acres
Zoning	C-RB

Property Overview

Rare opportunity to acquire an 18,000 SF Class A flex building, designed by architect Renato Severino and built in 1983-1984 as a premier commercial film studio and corporate headquarters, the building has since hosted biotech and food and beverage operations. Its bold steel and masonry construction features a main warehouse bay with 21'9" column-free ceilings and a roll-up garage door, two additional warehouse sections, three drive-in doors, a 5,970 SF second-floor office with private terraces and conference room, and approximately 5,000 SF of ground-floor space suited for food service or specialty retail. HVAC, security, natural gas, city water, and city sewer are in place, with 25+ on-site parking spaces.

Delivered vacant on 1.28 acres along one of Westchester County's most active commercial corridors. Zoned C RB in the Town of Mount Pleasant, the property accommodates warehouse, office, retail, restaurant, indoor recreation, medical, R&D, manufacturing, fitness, culinary, automotive, and studio uses, offering a buyer exceptional flexibility for immediate occupancy or repositioning.

Located off Route 9A, one quarter mile to the Saw Mill River Parkway, minutes to the Sprain Brook and Taconic, and approximately 10 minutes to the Mario Cuomo Bridge. Metro-North's Hawthorne station is nearby, surrounded by Amazon, auto dealerships, and established commercial neighbors.



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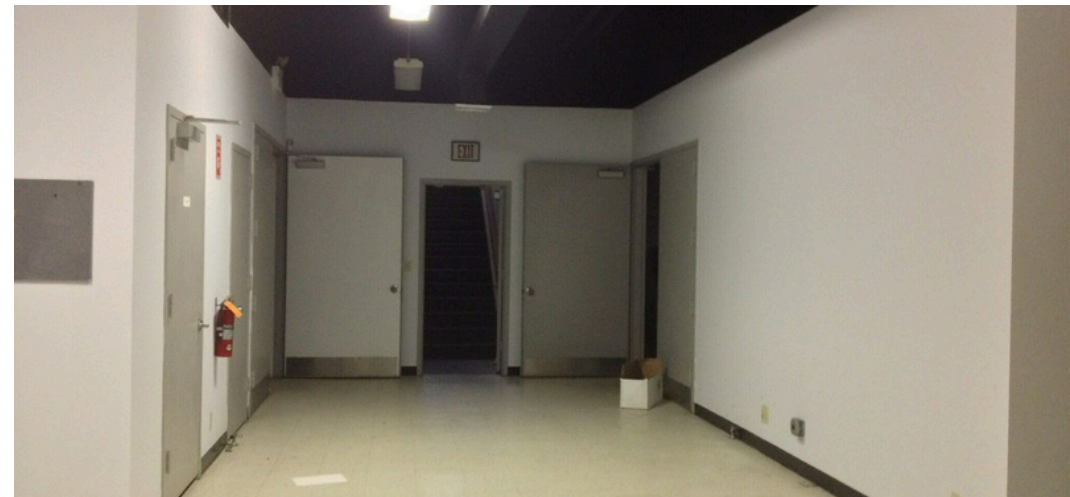
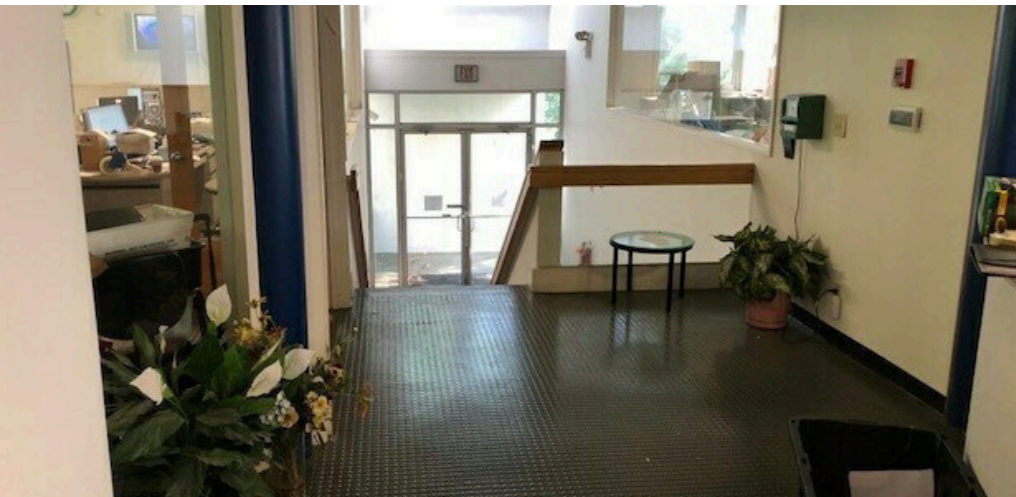
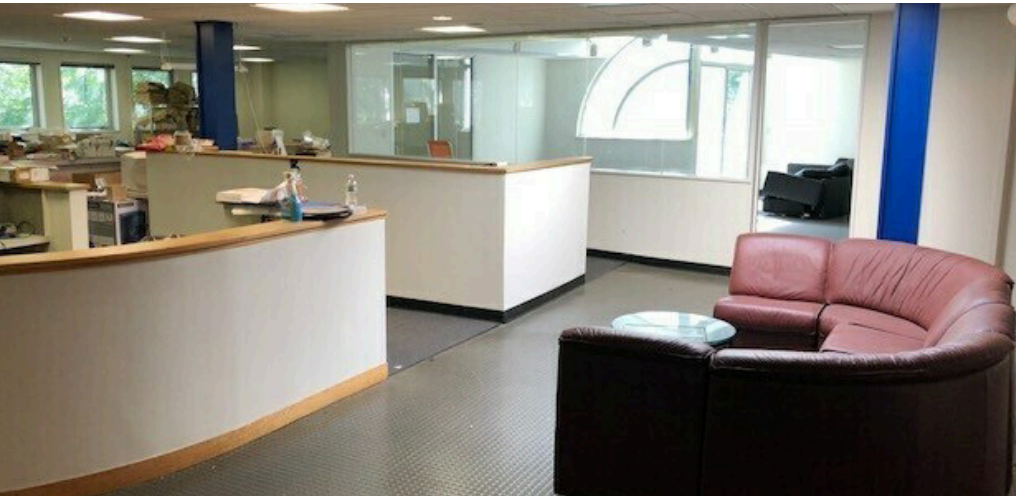
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Interior Photos

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Exterior Photos

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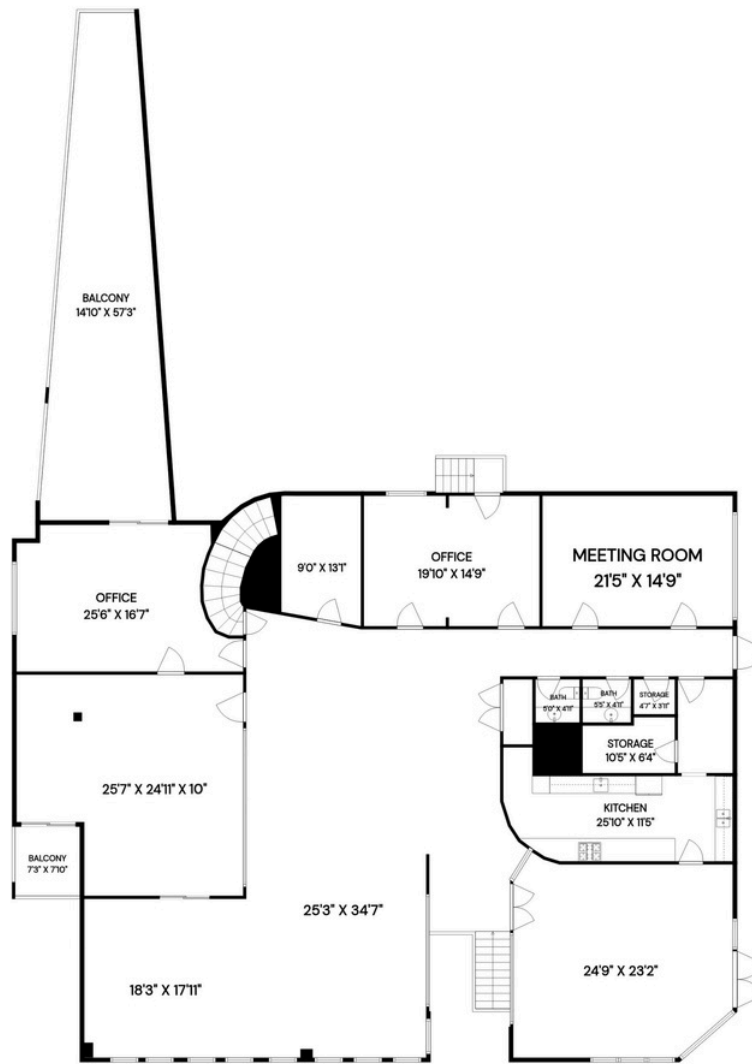
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Floor Plan - 1st Floor

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Disclaimer: Floor plans are produced using LiDAR scanning technology to provide the highest degree of dimensional accuracy. All measurements are approximate and intended for illustrative purposes only. All measurements should be independently verified. Digital Homes Photography, 2026.



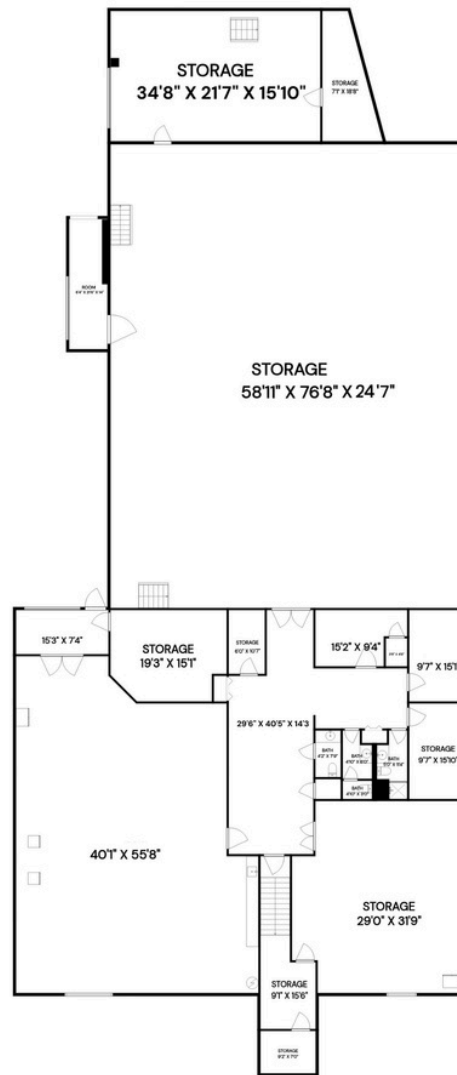
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Floor Plan - Lower Level

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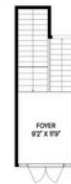
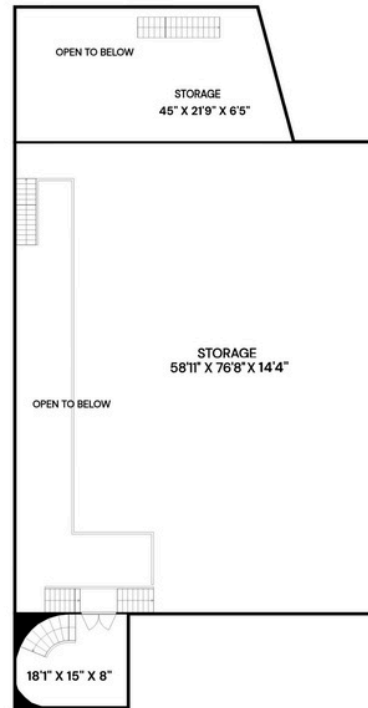
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Floor Plan - Lower Level

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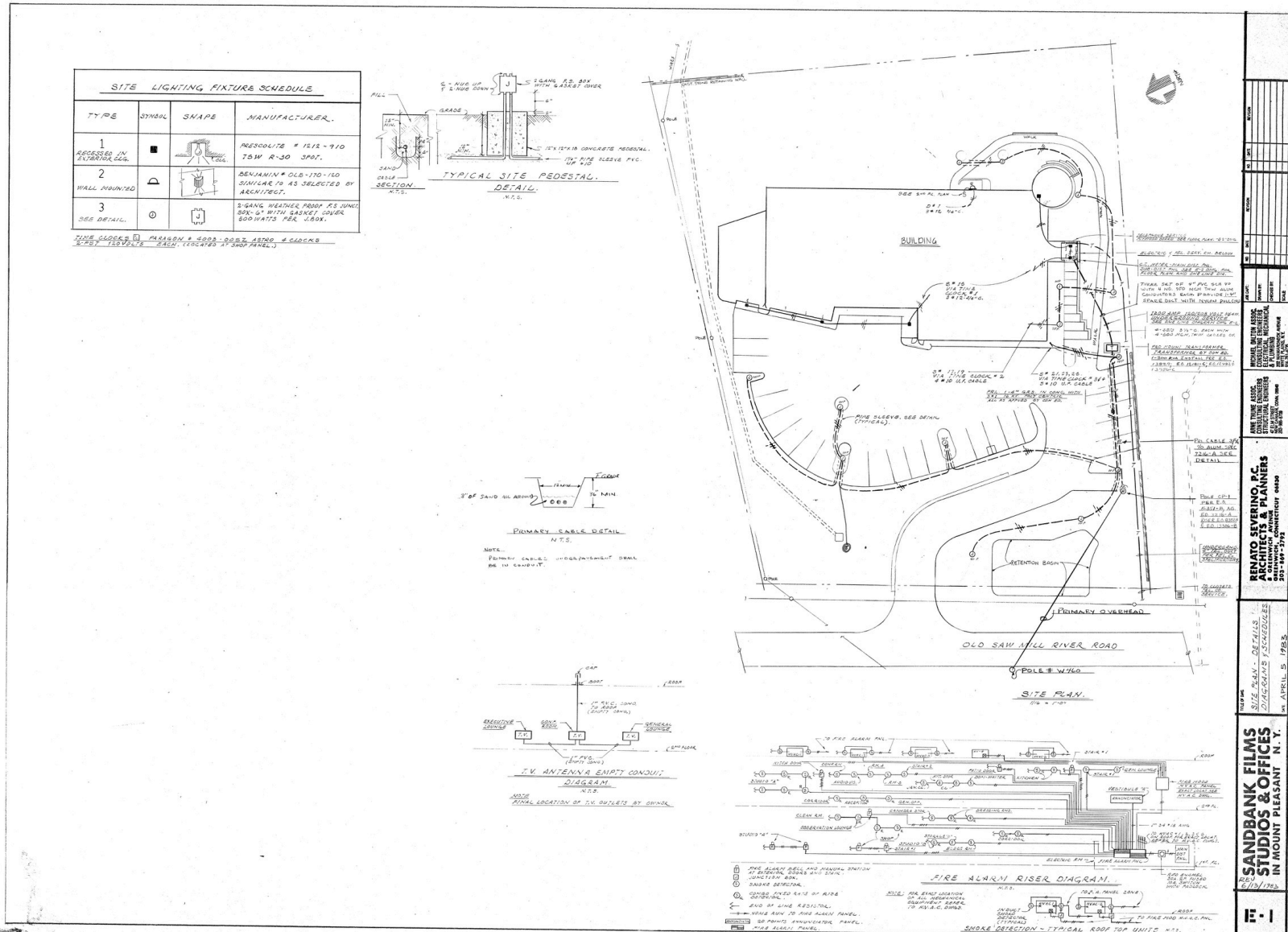


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Map

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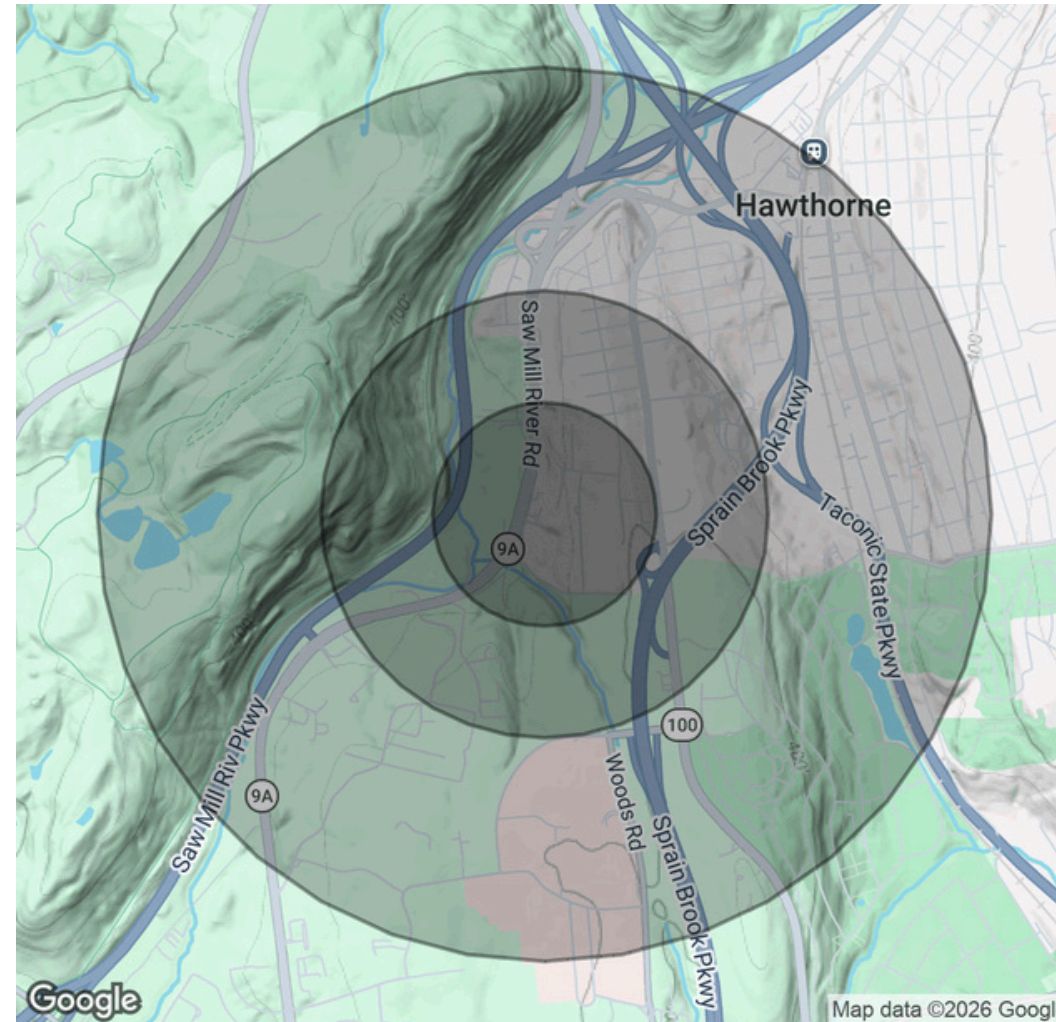
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	389	1,194	3,989
Average Age	45.1	43.5	42.7
Average Age (Male)	39.8	39.2	40.9
Average Age (Female)	46.1	44.4	42.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	131	394	1,306
# of Persons per HH	3	3	3.1
Average HH Income	\$202,744	\$189,622	\$172,364
Average House Value	\$742,622	\$749,095	\$727,944

2023 American Community Survey ACS



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