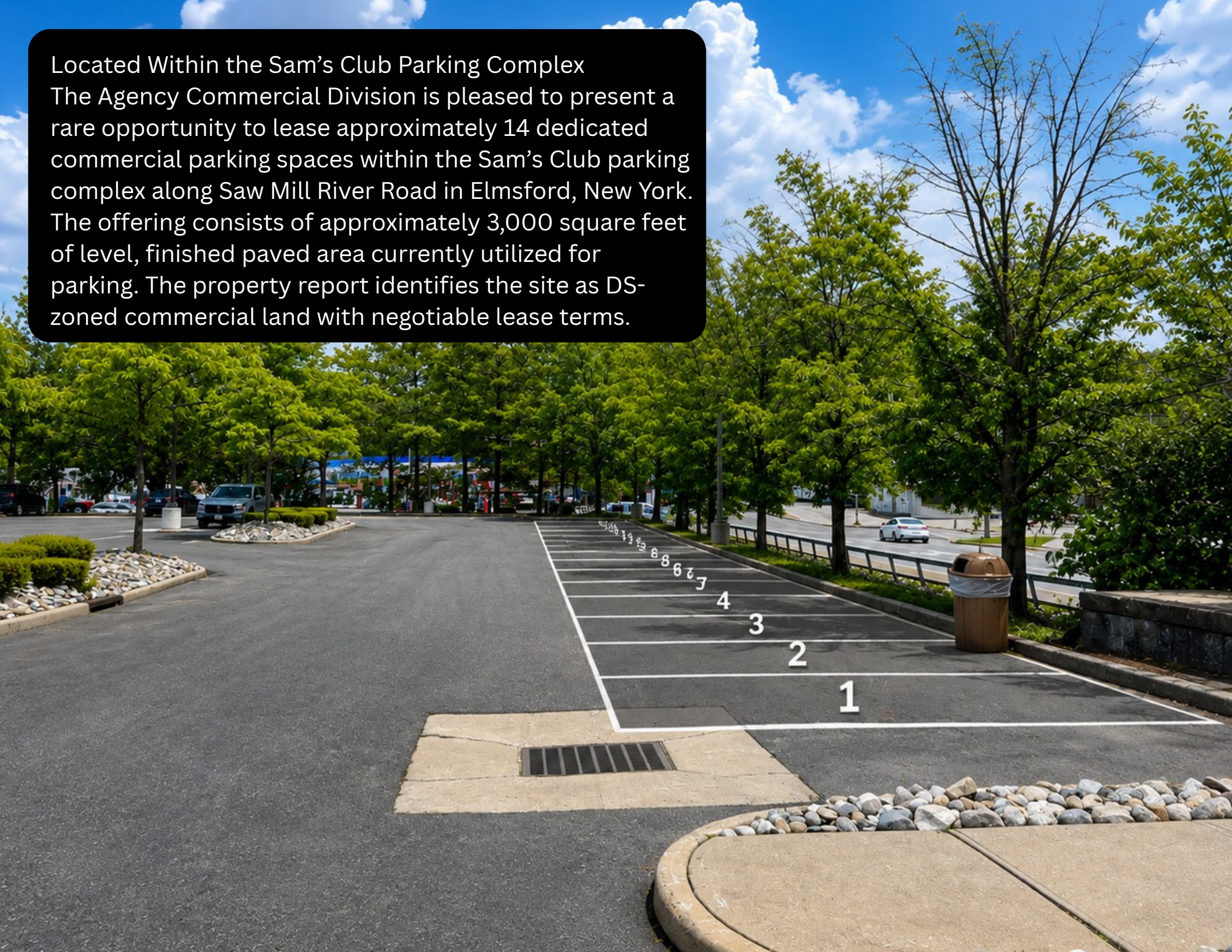


333 SAW MILL RIVER ROAD | ELMSFORD, NY
COMMERCIAL PARKING / FLEET STORAGE
“Park the Fleet. Stay on the Move.”



**FOR LEASE:
INQUIRE FOR PRICING**

Located Within the Sam's Club Parking Complex
The Agency Commercial Division is pleased to present a rare opportunity to lease approximately 14 dedicated commercial parking spaces within the Sam's Club parking complex along Saw Mill River Road in Elmsford, New York. The offering consists of approximately 3,000 square feet of level, finished paved area currently utilized for parking. The property report identifies the site as DS-zoned commercial land with negotiable lease terms.





Designed for businesses that need convenient, accessible off-site vehicle storage without the expense of leasing unnecessary warehouse or office space, the property is well suited for commercial fleets, contractors, landscaping companies, delivery vehicles, service companies, maintenance operations and similar users.

Its location within an established major retail property provides a significant advantage over many standalone commercial parking lots: an active, maintained setting with excellent regional accessibility and convenient ingress and egress.



EXECUTIVE SUMMARY

Commercial vehicle parking has become increasingly difficult to secure in densely developed areas of Westchester County, particularly for businesses that require multiple spaces but do not need an entire industrial property.

333 Saw Mill River Road offers a simple solution: lease the parking capacity your operation needs without taking unnecessary building space.

Approximately **14 commercial parking spaces** are available within the Sam's Club parking complex in Elmsford. The property is paved, level and configured for convenient vehicle circulation.

The location can function as a centralized **fleet parking and staging point**, allowing employees or drivers to access company vehicles and efficiently deploy throughout Westchester County and the surrounding region.

The attached property materials specifically identify potential uses including **fleet storage, contractor vehicles, landscaping trucks, delivery vans and service-based businesses.**

For companies whose vehicles are essential to their business, the location offers an attractive combination of accessibility, convenience and visibility that can be difficult to replicate with traditional industrial parking.

IDEAL USERS

The property can accommodate a wide variety of commercial parking requirements, subject to ownership approval and applicable regulations, including:

- Landscaping & lawn-service companies
- Plumbing, HVAC & electrical contractors
- General contractors
- Construction companies
- Roofing & restoration companies
- Pest-control companies
- Cleaning & maintenance companies
- Telecommunications contractors
- Delivery & courier companies
- Property-management companies
- Security companies
- Commercial service fleets
- Utility/service vehicles
- Corporate vehicle fleets
- Moving and service companies
- Regional sales/service vehicles

The property's strongest appeal is to businesses that need a **central Westchester parking location for vehicles that leave the site during the day and return after service calls or jobs are completed.**

WHY ELMSFORD?

A CENTRAL WESTCHESTER OPERATING BASE

Elmsford's location makes the property particularly attractive to businesses whose vehicles serve customers throughout Westchester County.

Rather than locating vehicles at a company's headquarters simply because parking happens to be available there, an operator can use the site as a **dedicated satellite parking or fleet staging location**. This may be especially valuable for companies serving multiple communities and job sites throughout central and southern Westchester.

SAW MILL RIVER ROAD VISIBILITY

The property's location along the Saw Mill River Road commercial corridor provides both accessibility and significant daily exposure.

Traffic data supplied with the property report indicates approximately:

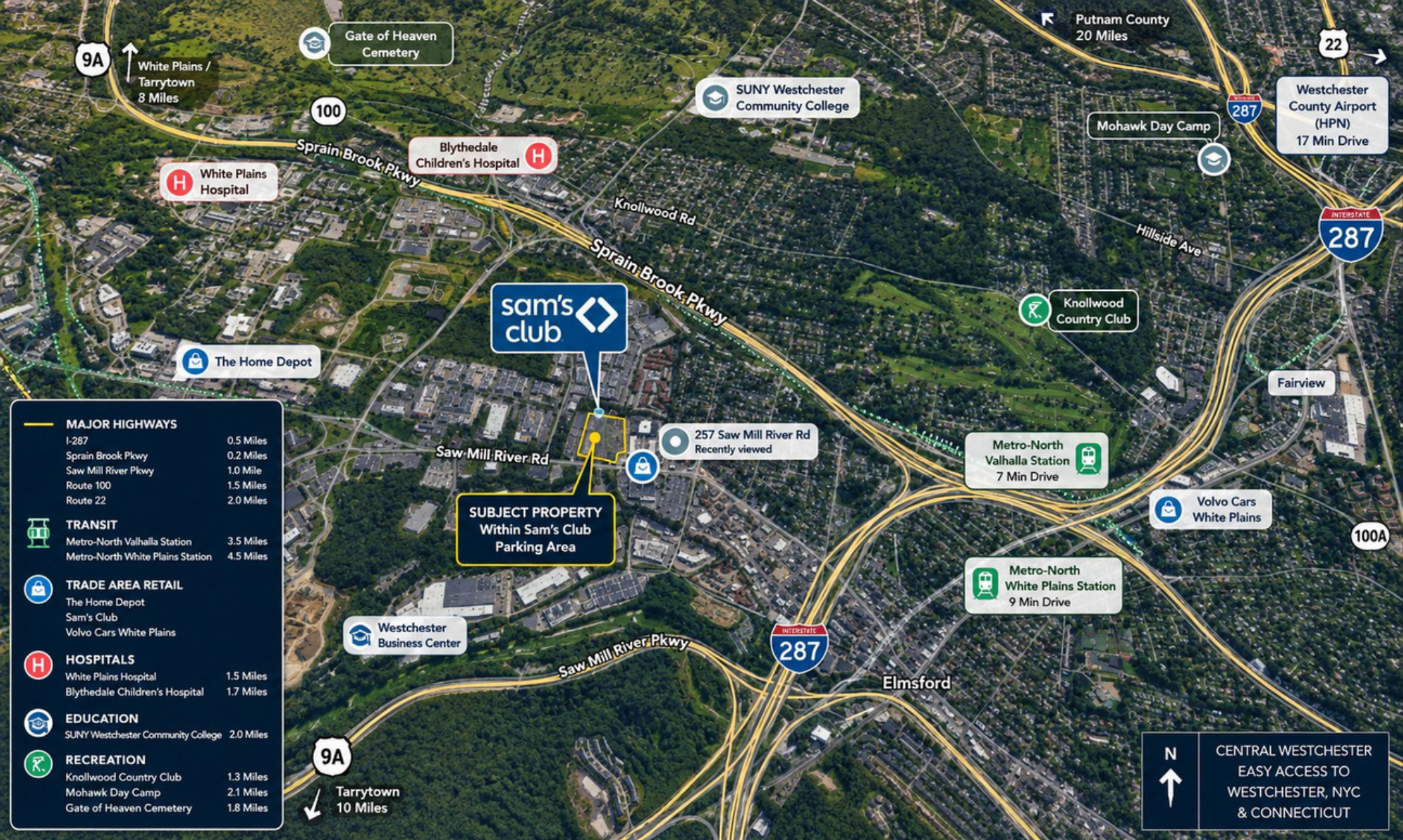
20,809 vehicles per day on Saw Mill River Road approximately 0.08 mile from the property.

While the offering is primarily intended as a functional commercial parking solution rather than a traditional retail tenancy, this active location can provide additional visibility for appropriately branded commercial vehicles.

THE ADVANTAGE OF A RETAIL-CENTER LOCATION

A major differentiator of this offering is its setting.

Many commercial parking opportunities are located on isolated industrial lots, unimproved land or secondary streets. This property is situated within the Sam's Club parking complex, placing vehicles within an established commercial environment.





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