

Yonkers | New York

179 Saw Mill River Road

**YOUR WAREHOUSE HUB:
STORAGE, DISTRIBUTION, E-COMMERCE & LIGHT MANUFACTURING**



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

FOR LEASE: STARTING AT
\$14.00 per SF/YR

PROPERTY HIGHLIGHTS

- Flexible lease space **ranging from 3,000 to 123,600+ SF**
- Competitive **starting rent at \$14.00** per SF/year
- **Large loading dock area** for efficient shipping and receiving
- Solid **concrete construction** ensuring durability
- **Two large freight elevators** for multi-level warehouse operations
- **Family-owned and operated** with dedicated property management
- **Excellent access to major highways** and parkways (I-87, Henry Hudson, Saw Mill River Parkway, etc.)



- Convenient mass transit access: Metro-North Railroad & Westchester Bee-Line buses
 - Ideal for storage, distribution, logistics, e-commerce, and light manufacturing tenants
 - Positioned in a market with strong industrial demand fueled by e-commerce and last-mile delivery trends
- Located in Yonkers, NY – a rapidly growing industrial and warehousing.

PROPERTY INFORMATION

Strategically positioned just 15 miles from Midtown Manhattan and minutes from the Bronx, Queens, New Jersey, and Connecticut, 179 Saw Mill River Road offers unparalleled access to one of the most dynamic commercial corridors in the Northeast. Yonkers, New York's fourth largest city, serves as the vital gateway between New York City and the Hudson Valley, supported by an extensive network of major highways and parkways including the Major Deegan Expressway (I-87), Henry Hudson Parkway, Saw Mill River Parkway, Bronx River Parkway, Sprain Brook Parkway, Hutchinson River Parkway, and the Cross County Parkway.

The property benefits from robust mass transit connections within the MTA region, featuring Metro-North Railroad service and Westchester Bee-Line buses, linking tenants efficiently throughout the NYC metropolitan area.

This versatile location offers 3,000 to over 123,600 square feet of flex and warehouse space available immediately. The diverse space configurations provide flexible solutions tailored for tenants requiring a combination of office and industrial uses. Flex spaces at 179 Saw Mill River Road are ideal for businesses engaged in light manufacturing, distribution, logistics, e-commerce, and administrative functions, enabling seamless integration of operational needs.

Key features of the property include large loading dock areas, solid concrete construction, and two expansive freight elevators—critical infrastructure for efficient shipping, receiving, and vertical logistics. As a family-owned and operated asset, the property benefits from hands-on management dedicated to maintaining meticulous upkeep and tenant satisfaction.



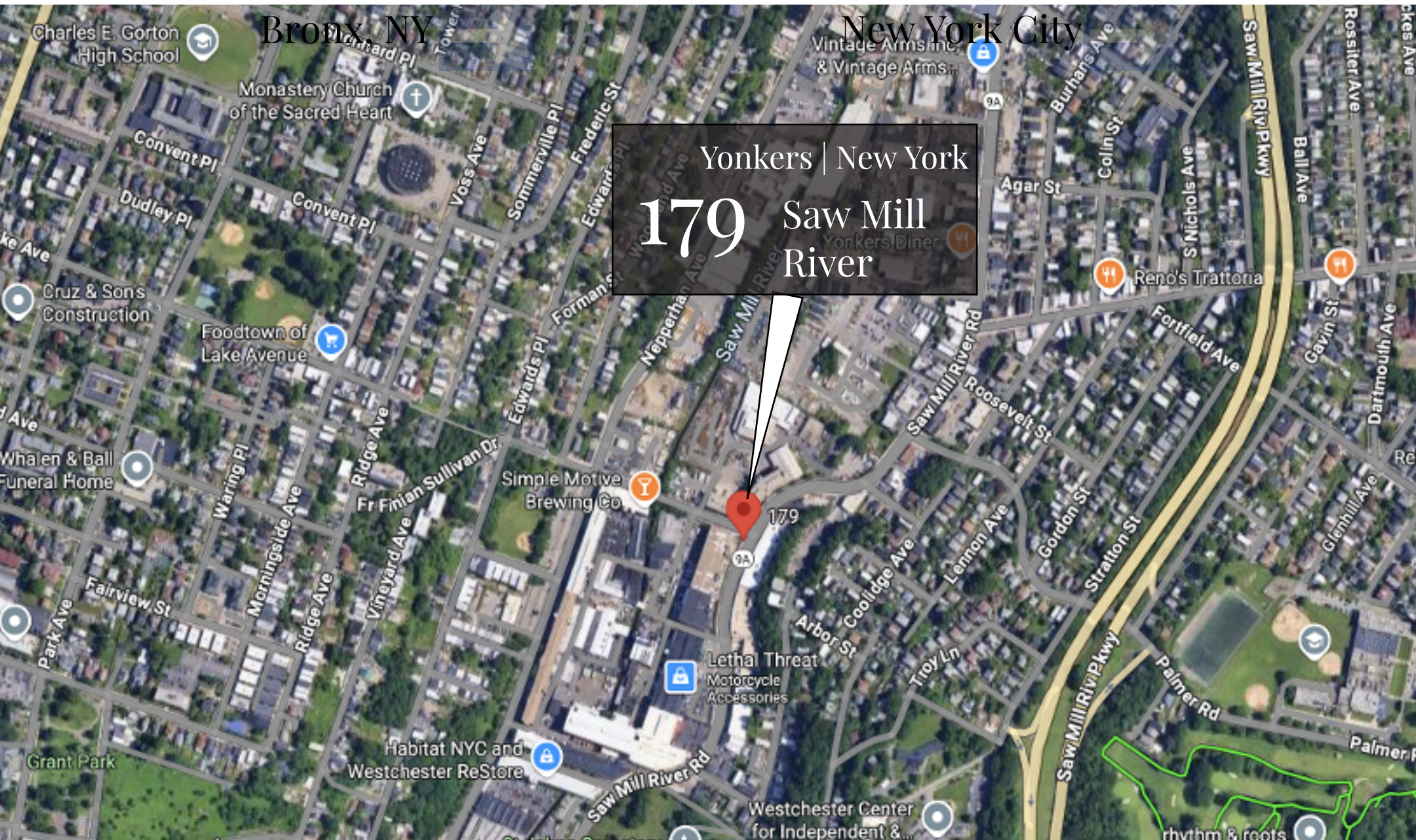
The building is especially well-suited for companies specializing in storage, distribution, logistics, and e-commerce operations. The presence of loading docks and freight elevators enhances operational efficiency, meeting the growing demand for urban industrial space driven by:

- **E-commerce growth:** Online shopping continues to fuel unprecedented demand for warehouse space near major urban centers, facilitating faster delivery and reducing transit times.
- **Last-mile distribution:** Increasing emphasis on rapid delivery has spurred development of multi-story warehouses and urban logistics hubs in space-constrained environments like New York City.
- **Supply chain optimization:** Modern businesses require warehouses with multiple loading positions and freight elevators to streamline operations and improve turnaround times.
- **Technological integration:** Warehouses are embracing automation, AI, and IoT-enabled inventory management systems, often utilizing freight elevators integrated with automated storage and retrieval systems (AS/RS) to maximize efficiency.
- **Investment in smaller industrial spaces:** These properties appeal to investors for their affordability, strong income potential, and tenant accessibility

LOCATION

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Christie's International Real Estate Group
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