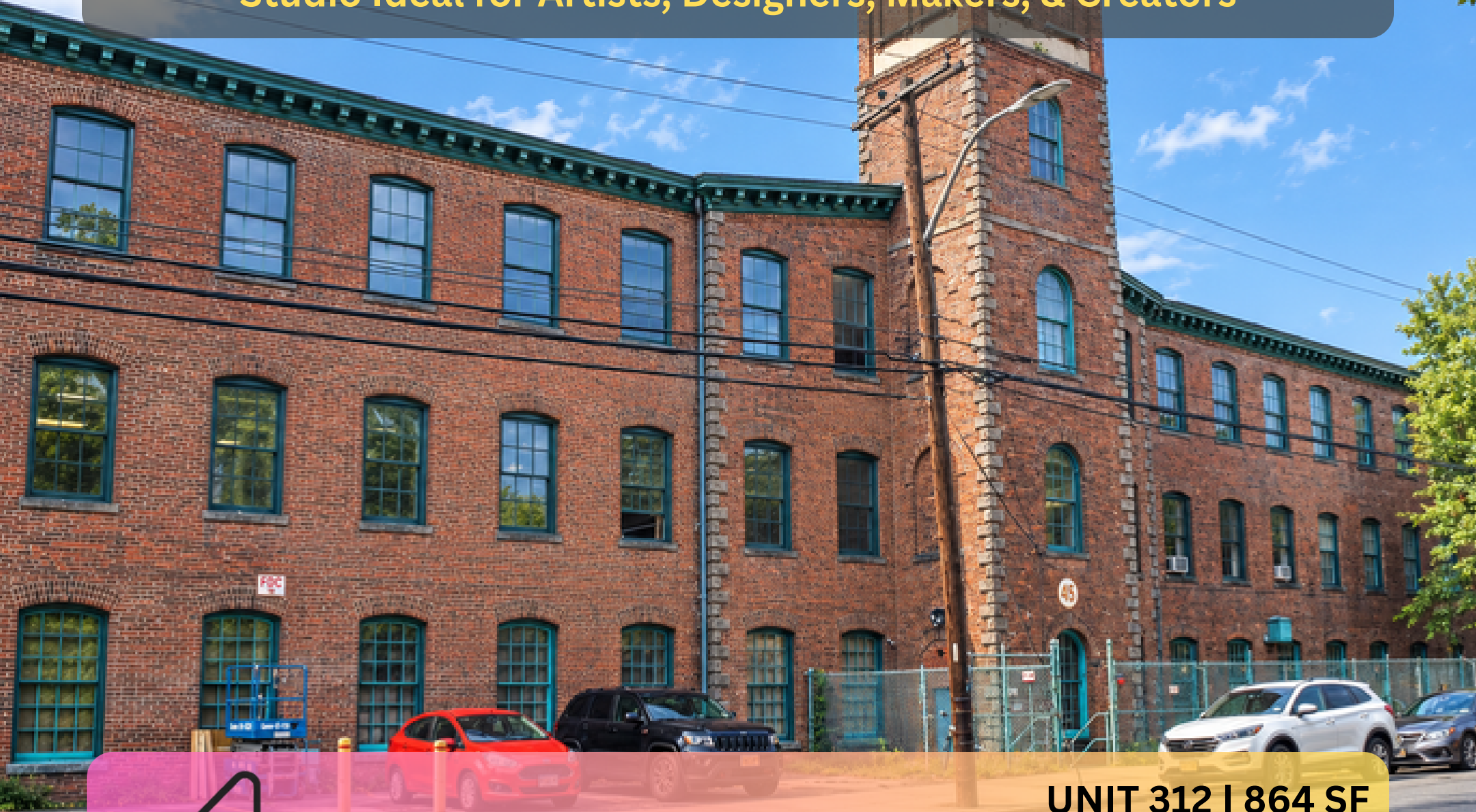


CREATIVE STUDIO & FLEX SPACE OPPORTUNITY

45 Saw Mill River Road, Yonkers, NY 10701

Studio Ideal for Artists, Designers, Makers, & Creators



UNIT 312 | 864 SF

\$1,800/MO

INCLUDES HEAT & ELECTRIC



- Unit 312 (3rd Floor)
- 18' Ceilings
- 864 SF (18x48)
- Sprinklers
- Heating & All Utilities Included



Freight Elevator



PROPERTY DESCRIPTION

45 Saw Mill River Road presents a rare opportunity to establish a creative, studio, workshop, or specialty business within one of Yonkers' most distinctive historic industrial properties. Located within the iconic Alexander Carpet Mills complex, the building offers authentic early-20th-century industrial character combined with flexible space suitable for a wide range of modern creative and commercial uses.

With approximately 40,000 square feet across three stories, the property provides a variety of spaces that can accommodate artists, designers, fabricators, makers, photographers, production companies, furniture and cabinet makers, architects, creative agencies, and other businesses seeking a workspace with character and flexibility. Existing tenants include cabinet makers and carpenters, creating an established community of hands-on trades and creative users within the building.

The property's historic industrial architecture provides an authentic backdrop that is increasingly difficult to find in the New York metropolitan area. Exposed structural elements, generous floor areas, high ceilings, and the building's original mill character create an environment well suited to studios, workshops, production spaces, showrooms, storage, and other creative applications.

Located along Saw Mill River Road in Yonkers, the property provides convenient access to I-87, the Saw Mill River Parkway, Sprain Brook Parkway, Cross County Parkway, Bronx River Parkway, and Henry Hudson Parkway, while remaining within approximately 15 miles of Midtown Manhattan. The location offers creative businesses the opportunity to maintain a substantial workspace outside Manhattan while remaining readily accessible to New York City and the broader Westchester market.

The property offers the scale and flexibility of a traditional industrial building while providing the distinctive atmosphere of a historic mill complex. Spaces are available for lease in a range of configurations and sizes, subject to availability, making 45 Saw Mill River Road an ideal setting for businesses looking for an unconventional workspace that can grow and adapt with their operations.

PROPERTY HIGHLIGHTS

- Historic Alexander Carpet Mills industrial complex with authentic industrial character
- Approximately 40,000 SF building across three stories
- Flexible spaces available for lease, subject to availability
- Ideal for artists, designers, makers, fabricators, and creative businesses
- Well suited for studios, workshops, production, showroom, storage, and flex uses
- Existing community of cabinet makers, carpenters, and other hands-on businesses
- Heavy-duty industrial construction
- Generous floor areas suitable for a variety of creative and commercial applications
- Multiple loading positions supporting delivery and material handling
- Passenger and freight elevators serving the building
- 24/7 tenant access
- Video-monitored security
- FIOS internet and phone service available
- Convenient access to major Westchester and NYC transportation routes
- Approximately 15 miles from Midtown Manhattan
- Rare opportunity to lease within a historic Yonkers industrial landmark
- Flexible environment for businesses seeking character, space, and accessibility



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