

Yonkers | New York

500-530 Nepperhan Avenue

Flexible Commercial Space for Lease | Distribution, Film, Retail & Office

Flexible Suites
1,000 - 53,000
SF AVAILABLE



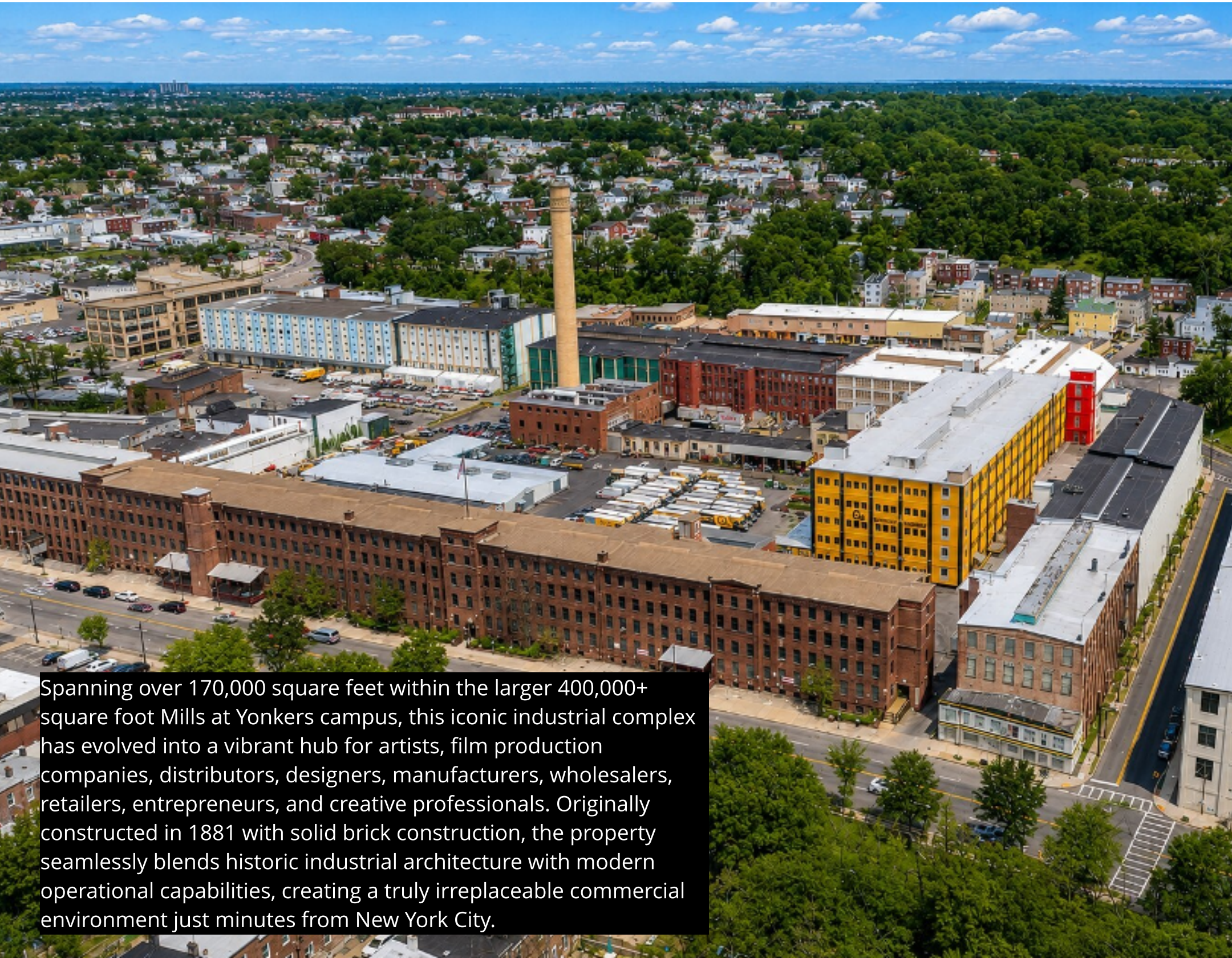
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COMMERCIAL DIVISION

FOR LEASE | FROM \$18/PSF

Position your business inside one of the most unique and dynamic commercial environments in the New York metropolitan area. Located within the historic Alexander Smith Carpet Mills complex in the heart of Yonkers' thriving Carpet Mills Arts District (CMAD), The Weaving Building at 500, 510 & 530 Nepperhan Avenue offers an exceptional opportunity for businesses seeking character, flexibility, accessibility, and functionality.





Spanning over 170,000 square feet within the larger 400,000+ square foot Mills at Yonkers campus, this iconic industrial complex has evolved into a vibrant hub for artists, film production companies, distributors, designers, manufacturers, wholesalers, retailers, entrepreneurs, and creative professionals. Originally constructed in 1881 with solid brick construction, the property seamlessly blends historic industrial architecture with modern operational capabilities, creating a truly irreplaceable commercial environment just minutes from New York City.

E'S
STATE

WELCOME

CREATE
COLLABORATE
INSPIRE

The property offers highly flexible leasing opportunities ranging from approximately 1,000 square feet to, over 30,000 square feet, accommodating everything from executive office users and creative loft studios to large-scale warehouse, distribution, filming, showroom, and retail operations. Many spaces feature original hardwood floors, soaring ceilings, oversized industrial windows with abundant natural light, exposed brick, and open loft-style layouts that appeal to both creative and industrial users alike.

500-530
NEPPERHAN AVENUE
YONKERS, NY

Newly available opportunities include a turnkey 14,000 square foot ground-floor industrial/distribution space at 500 Nepperhan Avenue featuring an enormous garage component with approximately 18-foot ceilings, flexible warehouse space, loading access, and the potential to subdivide into smaller 4,000 square foot units—ideal for logistics, wholesale, e-commerce, storage, or last-mile delivery operations.



Additional availability includes bright and inspiring loft-style studios ranging from 1,000 to 15,000 square feet at 530 Nepperhan Avenue, perfectly suited for photographers, artists, fashion and interior designers, production companies, startups, and collaborative creative workspaces. Prime street-level retail and showroom opportunities ranging from 10,000 to 20,000 square feet offer high visibility along Nepperhan Avenue and are ideal for flagship retail, experiential concepts, restaurants, cafés, furniture showrooms, fitness users, and light distribution operations. Executive office suites are also available for consultants, professional firms, satellite offices, and creative agencies seeking a unique and professional working environment.

Property Highlights

The Mills at Yonkers has become one of the region's premier destinations for television, film, and streaming production as a NYS Qualified Production Facility (QPF) located within the highly desirable NYC Studio Zone. Production companies may qualify for a fully refundable New York State tax credit of up to 30% of qualified production and post-production costs incurred in New York State. The facility has hosted major network television productions, independent films, streaming series, commercials, and location shoots while offering production-ready infrastructure that includes stages up to 12,000 square feet, holding and catering areas for over 150 people, dressing rooms, private bathrooms, set construction and assembly areas, large freight elevators, multiple loading docks capable of accommodating 53-foot trailers, and a wide variety of indoor and outdoor filming locations. The historic architecture, industrial corridors, alleyways, rooftops, basements, exposed brick walls, and original wood floors provide authentic and visually compelling backdrops rarely found so close to Manhattan. The property's on-site creative ecosystem also includes access to prop rentals, antiques, furniture collections, bronze statuary, wardrobe elements, and custom set pieces through established in-house tenants and vendors.

Property Highlights

- ▶ Historic 170,000+ SF Industrial/Flex Complex
- ▶ Part of The Mills at Yonkers 400,000+ SF Campus
- ▶ NYS Qualified Production Facility (QPF)
- ▶ Located Within the NYC Studio Zone
- ▶ Authentic Loft-Style Industrial Architecture
- ▶ Large Windows & Exceptional Natural Light
- ▶ Multiple Loading Docks & Freight Elevators
- ▶ Distribution, Warehouse & Last-Mile Logistics Ready
- ▶ Flexible Spaces from 1,000 SF to 30,000+ SF
- ▶ Ideal for Creative, Industrial & Retail Users
- ▶ Prime Retail & Showroom Opportunities
- ▶ 24/7 Access & Video Monitored Security
- ▶ Opportunity Zone & IDA Incentives
- ▶ Approximately 15 Miles from Midtown Manhattan
- ▶ Metro-North & Major Highway Accessibility
- ▶ 368 FT Frontage Along Nepperhan Avenue
- ▶ Daily Traffic Counts Exceeding 8,288 Vehicles
- ▶ Heat Included in Many Units
- ▶ On-Site Management & Modern Infrastructure

"One of Westchester County's Most Unique Commercial Campuses." Bryan Lanza - Christie's Commercial

Strategically positioned just 15 miles from Midtown Manhattan, The Mills at Yonkers provides exceptional connectivity throughout the Tri-State region with immediate access to the Major Deegan Expressway (I-87), Saw Mill River Parkway, Henry Hudson Parkway, Bronx River Parkway, Sprain Brook Parkway, Hutchinson River Parkway, and the Cross County Parkway. The property is also conveniently located within the MTA region with access to Metro-North Railroad service and Westchester Bee-Line bus transportation, providing easy connectivity throughout the New York metropolitan area. Benefiting from approximately 368 feet of frontage along Nepperhan Avenue and daily traffic counts exceeding 8,288 vehicles per day, the property offers outstanding visibility and accessibility for both commercial and creative users.





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TheMillsAtYonkers.com

BRYUAN LANZA
DARREN LEE

Modern functionality meets historic character throughout the complex, with amenities that include multiple loading docks, two oversized freight elevators, fully sprinklered spaces, heat included in many units, 24/7 access, video-monitored security systems, wired internet and telecommunications infrastructure, on-site property management, free street parking, Yonkers permit parking, and daily USPS, UPS, and FedEx service. Located within both an Opportunity Zone and Industrial Development zone, tenants and businesses may also benefit from various tax incentives and development advantages.

Featured on the National Register of Historic Places, the Alexander Smith Carpet Mills once stood among the largest carpet manufacturing facilities in the world. At its peak, the operation employed over 7,000 workers and operated more than 1,250 machine-powered looms capable of producing over 50,000 yards of carpet daily. During World War II, the facility shifted production to support the war effort, manufacturing millions of yards of duck canvas and blanket fabric. Following the decline of the carpet industry in the 1950s, the buildings gradually transformed into a home for artists, warehouse users, manufacturers, and entrepreneurs seeking large, affordable industrial space near New York City. Today, through the vision of the Rose family and collaboration with the City of Yonkers, the complex has been revitalized into the renowned Carpet Mills Arts District (CMAD), creating a thriving community where creativity, commerce, production, and innovation intersect.

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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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