

Elmsford | New York  
333 Saw Mill River Road

PRIME COMMERCIAL PARKING FOR LEASE INSIDE SAM'S CLUB



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

GROUP

COMMERCIAL DIVISION

Inquire For Lease Pricing

# Executive Summary

Christie's International Real Estate – Commercial Division presents a **rare commercial parking opportunity** in the heart of Elmsford's bustling retail and industrial corridor. Situated **directly within the Sam's Club parking lot**, this site offers approximately **14 dedicated commercial parking spaces** — ideal for **fleet storage, contractor vehicles, landscaping trucks, delivery vans, or service-based businesses** seeking a **secure, high-visibility hub** in central Westchester County.



# Property Highlights

- **14 ± Commercial Parking Spaces Available**
- **Located Within the Sam's Club Parking Lot**(333 Saw Mill River Road)
- **Short-Term or Long-Term Lease Options**- Flexible and negotiable terms
- **Commercial & Landscaping Vehicles Permitted**
- **Safe, Well-Lit, and Monitored Area** with convenient ingress/egress
- **0.03 Acres of Paved Surface Area**- Ample maneuvering and loading space
- **High-Traffic Retail Location** with built-in visibility and customer access
- **Ideal for Fleets, Contractors, and Service Companies**



## Surrounding National Tenants

Located in a vibrant commercial hub anchored by **Sam's Club**, the site enjoys proximity to a strong mix of national retailers and service providers, including:

- **Home Depot, FedEx, UPS, Staples, LA Fitness, Starbucks, Dunkin', Wendy's, and Enterprise Rent-A-Car.**

This combination of retail traffic and major roadway connectivity makes it an **ideal, central base for commercial operations** across Westchester and beyond.

## Why This Location Works

Unlike isolated storage or industrial yards, this parking opportunity delivers **prime retail exposure, 24/7 accessibility, and built-in safety** within a well-trafficked, professionally maintained property. It's a **cost-effective solution for businesses** seeking reliable fleet storage, visibility, and quick deployment to job sites across the region.



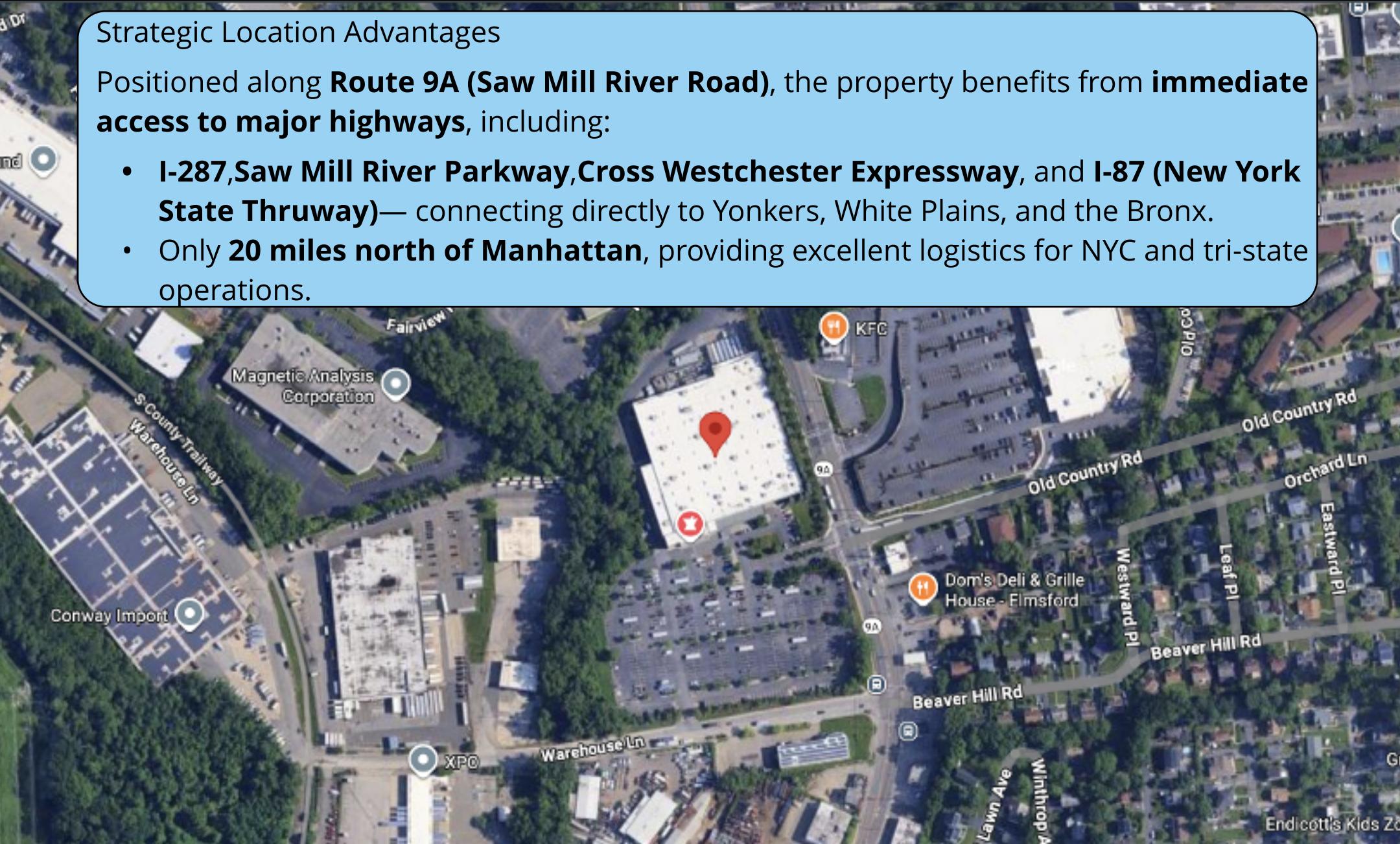
# LOCATION

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## Strategic Location Advantages

Positioned along **Route 9A (Saw Mill River Road)**, the property benefits from **immediate access to major highways**, including:

- **I-287, Saw Mill River Parkway, Cross Westchester Expressway, and I-87 (New York State Thruway)**— connecting directly to Yonkers, White Plains, and the Bronx.
- Only **20 miles north of Manhattan**, providing excellent logistics for NYC and tri-state operations.





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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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