

Elmsford | New York
257 Saw Mill River Road
Light Industrial Zoned Along 9A



CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

PRICE: **\$14,000/MONTHLY**

Investment Highlights

Lot Size: 13,068 SF

Zoning: Light Industrial (LI)

Asking Rent: \$14,000/month

**Land Type: Paved, level site
with secure access**

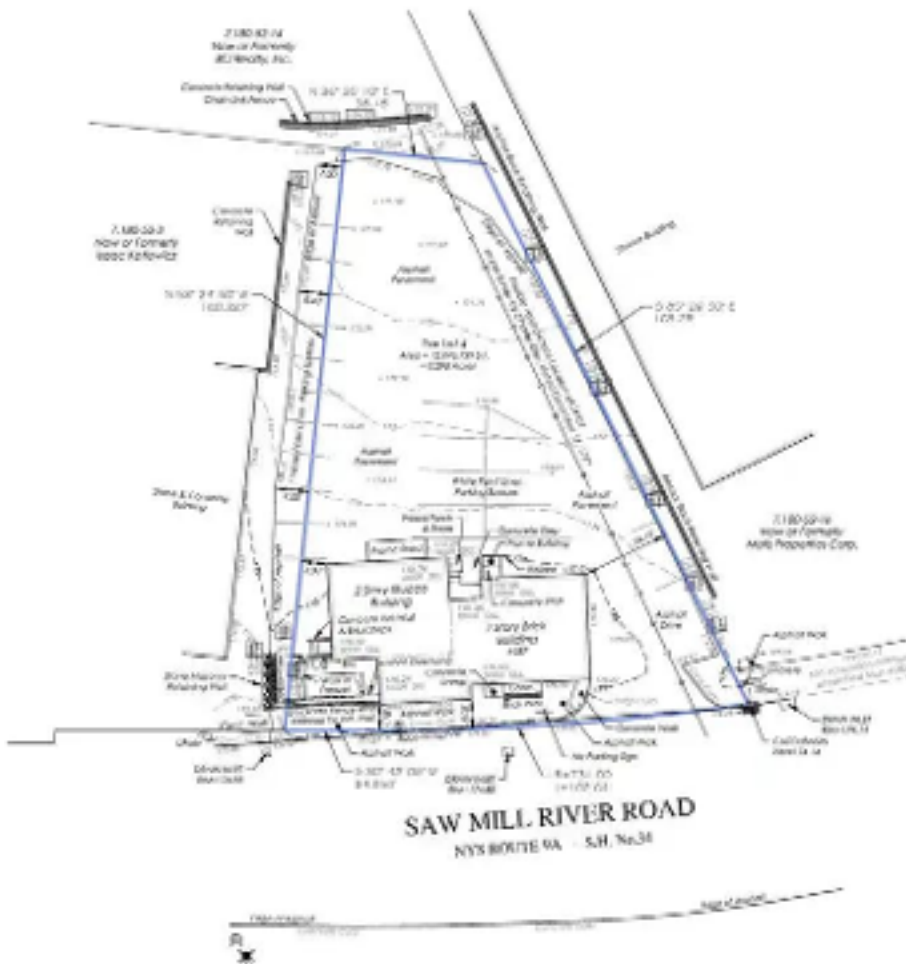
**Visibility: 20,000
vehicles/day (Saw Mill River
Rd traffic count)**

**Access: Minutes from I-287,
Saw Mill River Parkway,
and Sprain Brook Parkway**

**Flood Zone: FEMA Zone AE
(100-year floodplain -
insurance required)**

**Utilities: Electric, water, gas
nearby**





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Platting only where indicated.

A Surveyor's property lines and easements are not valid or certified. A Surveyor's property lines of any, easements and public or private are not guaranteed or certified.

Underground utilities shown are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, are shown on a

Subject to easements, encroachments, restrictions, conditions and covenants of record.

This map is prepared in this topography only and is not to be used for any other purpose. Map may not be copied or used in any way without the written consent of the Surveyor.

The survey shown herein is to be certified by a licensed Surveyor and completed by a Surveyor.

Directions shown herein generally in accordance with North arrow from Station 85.

Surveyed in accordance with State General Statutes 487901-487904.

Station shown herein designated as the Town of Greenburgh, N.Y. Map No. 1000, Block 11, Lot 4.

Property Address: 257 Saw Mill River Road
Elmsford, NY 10523

Location Overview

Prime Location & Exposure

Light Industrial Flexibility

Proximity to Major Highways

High Income Demographics &

Workforce Access:

Strong Neighboring Tenants

Build-to-Suit or Flexible Use

Potential

TOPOGRAPHIC SURVEY
PREPARED FOR
MISTIS PROPERTIES

APPLIES TO THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

GRAPHIC SCALE





Surrounding Retailers

Sams Club - adjacent (333 Saw Mill River Rd)

Home Depot, Target, Walmart, Marshalls, Starbucks FedEx, AutoZone, Dunkin', Mcdonalds, Chipotle - all within 1 mile

Proximity to major distribution users such as UPS, Amazon, Logistics, and and Fedex Ground, creating synergy for fleet, logistics, and service companies.

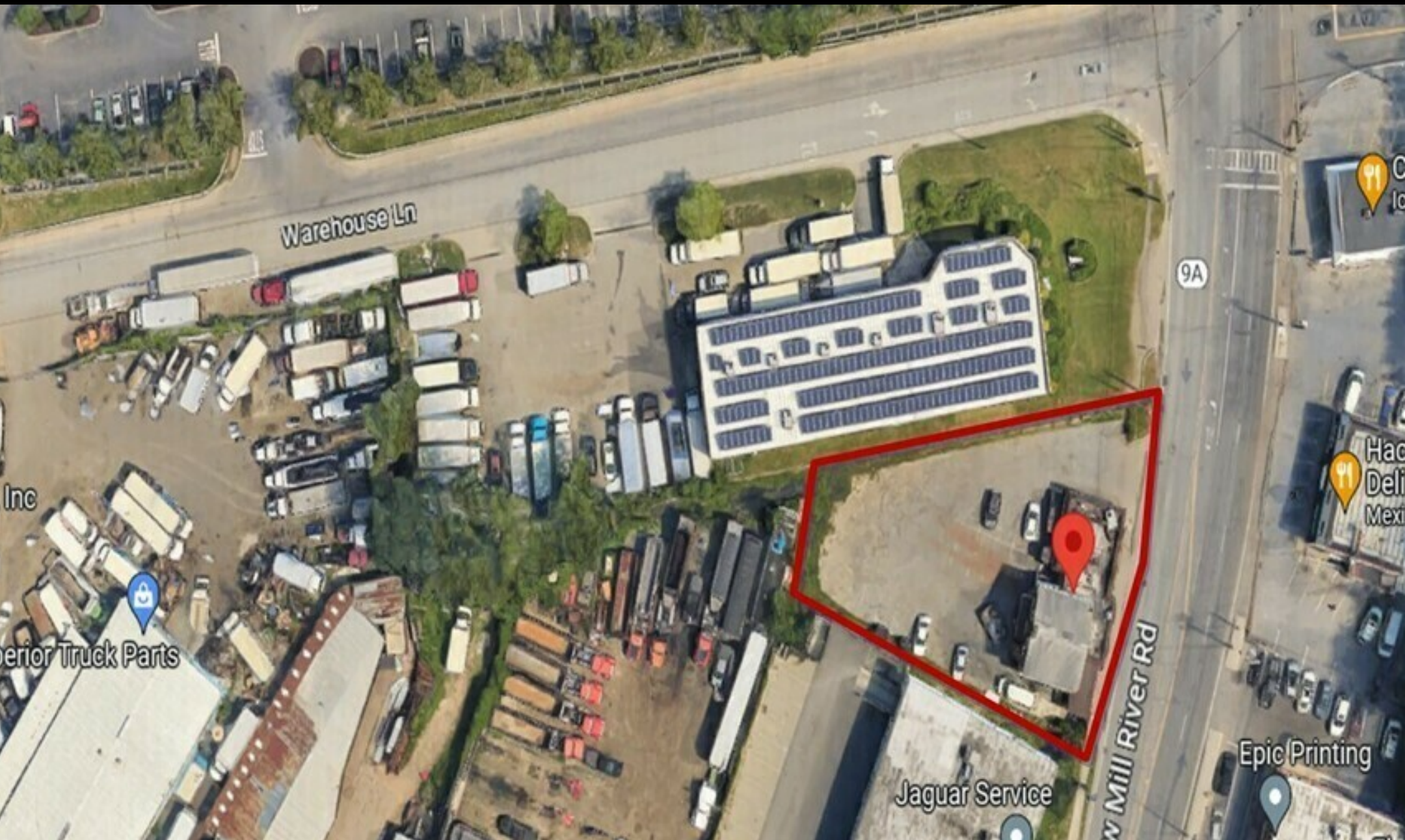
Property Overview

Christie's International Real Estate - Commercial Division is pleased to present a rare 0.28 - acre (13,068 SF) paved land parcel strategically located along Saw Mill River Road, directly adjacent to SAMS Club and surrounded by top national retailers, logistics users, and service businesses. Zoned Light Industrial (LI), the property offers exceptional flexibility for fleet parking, outdoor storage, contractor or service operations, equipment staging, or future development.

Now available for lease at \$14,000 per month, equivalent to \$16.80 PSF per year (\$168,000 annual rent), this site delivers rare visibility, accessibility and functionality in one of Westchester's most commercially active corridors.

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL





Bryan Lanza
Director of Commercial, Licensed
Associate Real Estate Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com
www.CRECIRE.com



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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.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

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