

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**

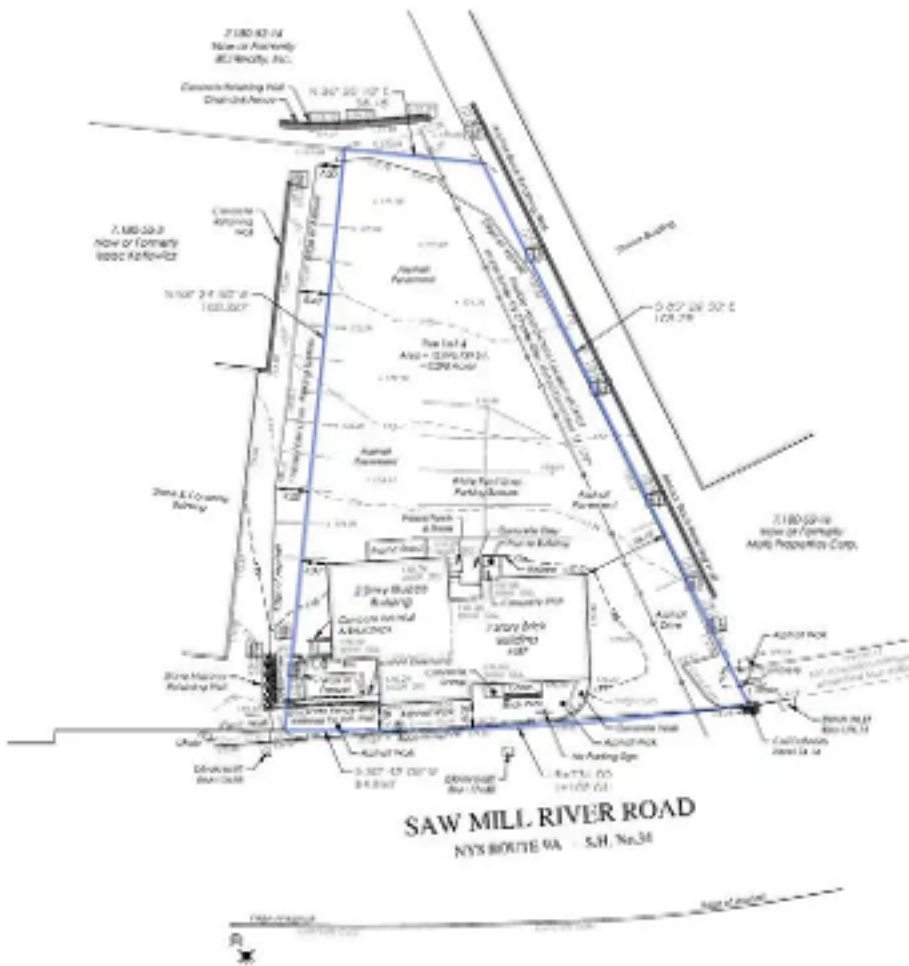
**Visibility: 20,000 vehicles/day (Saw Mill River Rd traffic count)**

**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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Revisions only when indicated.

All other property lines and easements not surveyed or certified. All other to indicate rights of way, easements and public or private use governmental or certified.

Undiscovered utilities shown to be approximate and should be verified before excavating. Additional undiscovered utilities are not shown or certified. Encroachments and structures, when indicated, if any, not shown on a subject to easements, easements, restrictions, conditions and type of record.

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The survey shown herein is to be certified by licensed architect and completed by surveyor.

Elevation shown herein generally in accordance with North American Datum 1983.

Surveyed in accordance with State Canal Standard 4279M.100.

Plan shown herein depicted on the Town of Greenburgh II Map No. 1000 Block 11, Lot 2.

Property Address: 257 Saw Mill River Road  
Greenburgh, NY 10521

# 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  
SITUATE IN THE  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY, NEW YORK





## 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.**

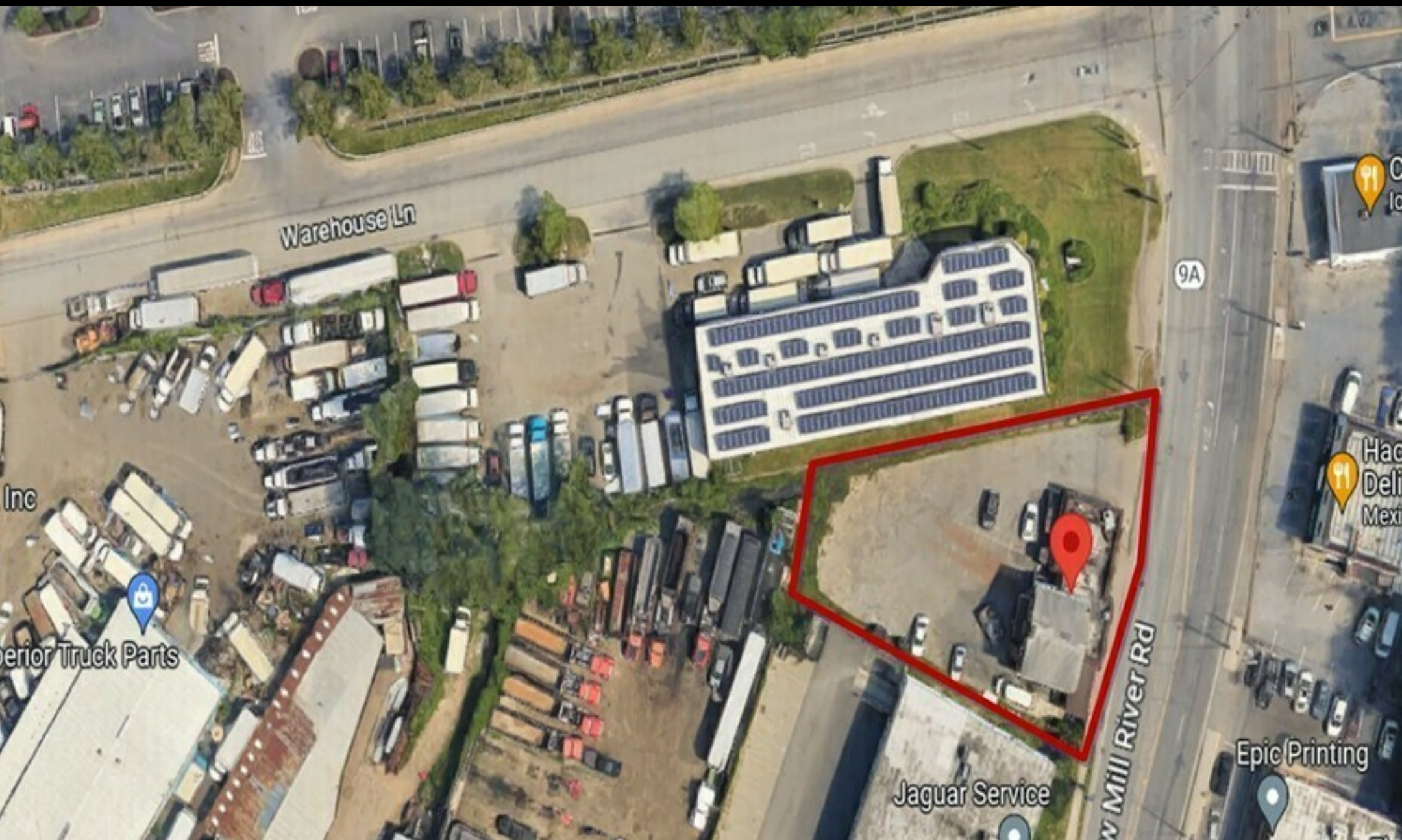
# Property Overview

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

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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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