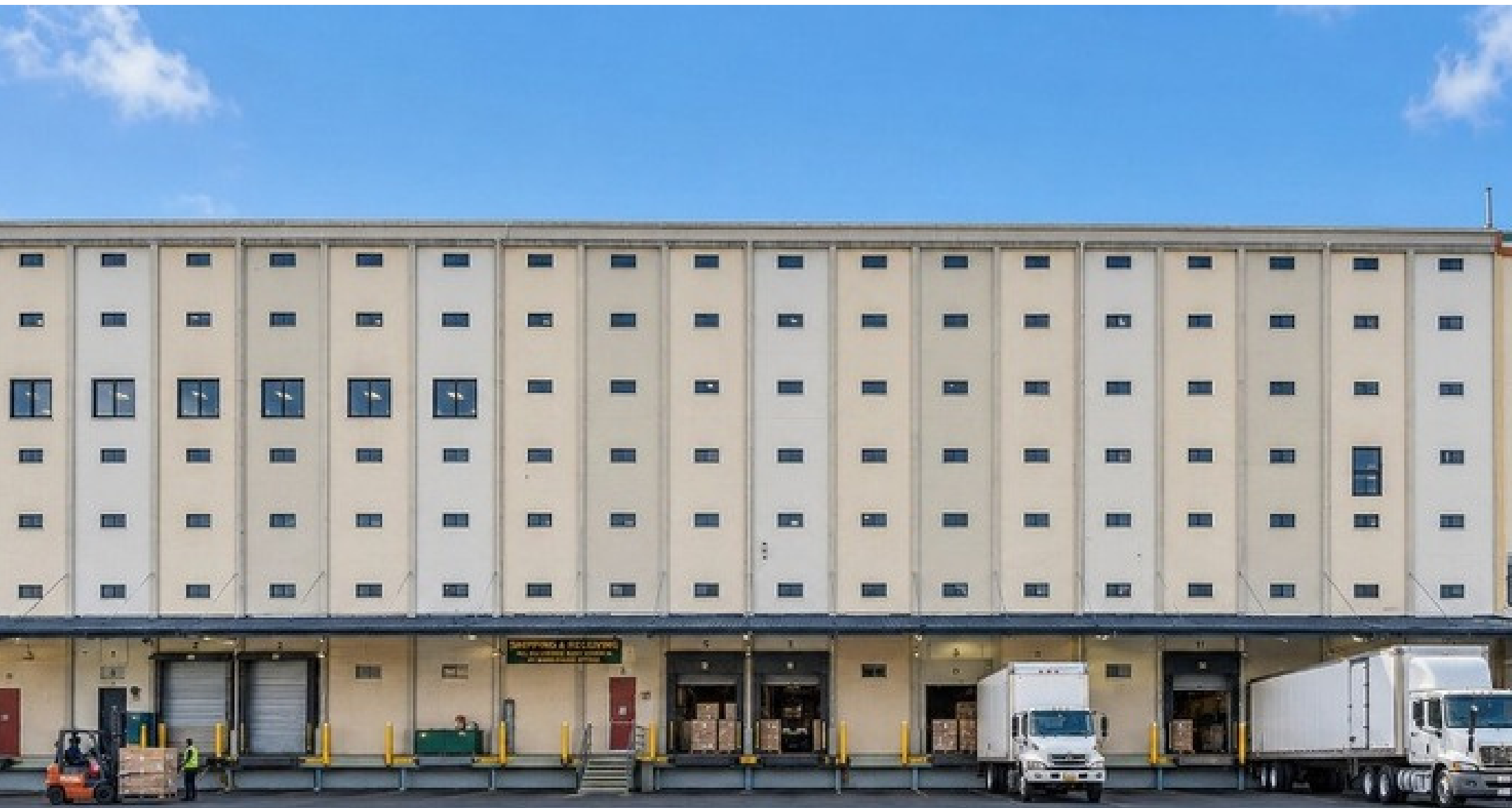


Yonkers | New York 179 Saw Mill River Road

**YOUR WAREHOUSE HUB:
STORAGE, DISTRIBUTION, E-COMMERCE & LIGHT MANUFACTURING TENANTS.**



FOR LEASE: STARTING AT
\$14.00 per SF/YR



Positioned at the epicenter of the New York metropolitan region, 179 Saw Mill River Road in Yonkers, New York offers a rare opportunity to lease highly functional flex, warehouse, industrial, and creative commercial space within one of the Northeast's most strategically connected industrial corridors. Located just approximately 15 miles from Midtown Manhattan and minutes from the Bronx, Queens, Northern New Jersey, and Southern Connecticut, the property provides immediate access to an expansive transportation infrastructure serving millions of consumers and businesses throughout the tri-state area. Yonkers, New York's fourth largest city, continues to experience significant industrial and logistics growth as companies seek well-located urban warehouse space capable of servicing dense population centers and supporting evolving last-mile delivery demands.

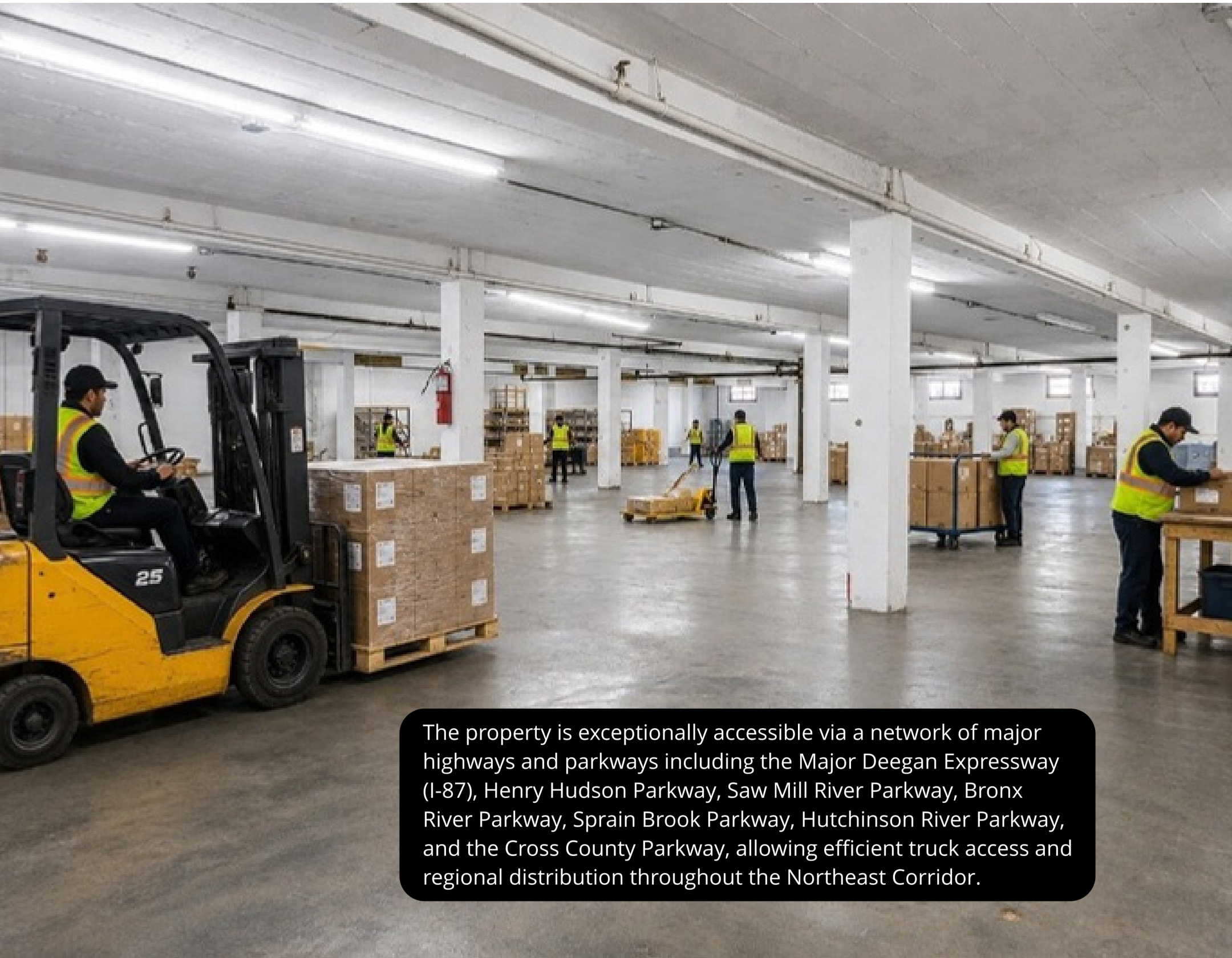
Property Description

The property is designed to support the increasing demand for urban industrial space driven by the continued expansion of e-commerce and rapid-delivery logistics. Businesses today require strategically located facilities near dense population centers to reduce transit times, improve supply chain performance, and optimize delivery operations. 179 Saw Mill River Road directly addresses these needs through its location, infrastructure, and flexible layouts. The building is also highly compatible with modern technological warehouse integration, including automation systems, inventory management technologies, and advanced logistics operations.

Additional amenities include 24/7 tenant access, video-monitored surveillance systems, wired TV/internet/phone service capabilities, online tenant portals for rent payments and maintenance requests, daily service from USPS, UPS, and FedEx, multiple loading positions, and available street parking with Yonkers permits. Competitive rental rates starting at approximately \$14.00 per square foot annually provide tenants with exceptional value compared to comparable industrial space throughout the New York City metropolitan market.

Property Highlights

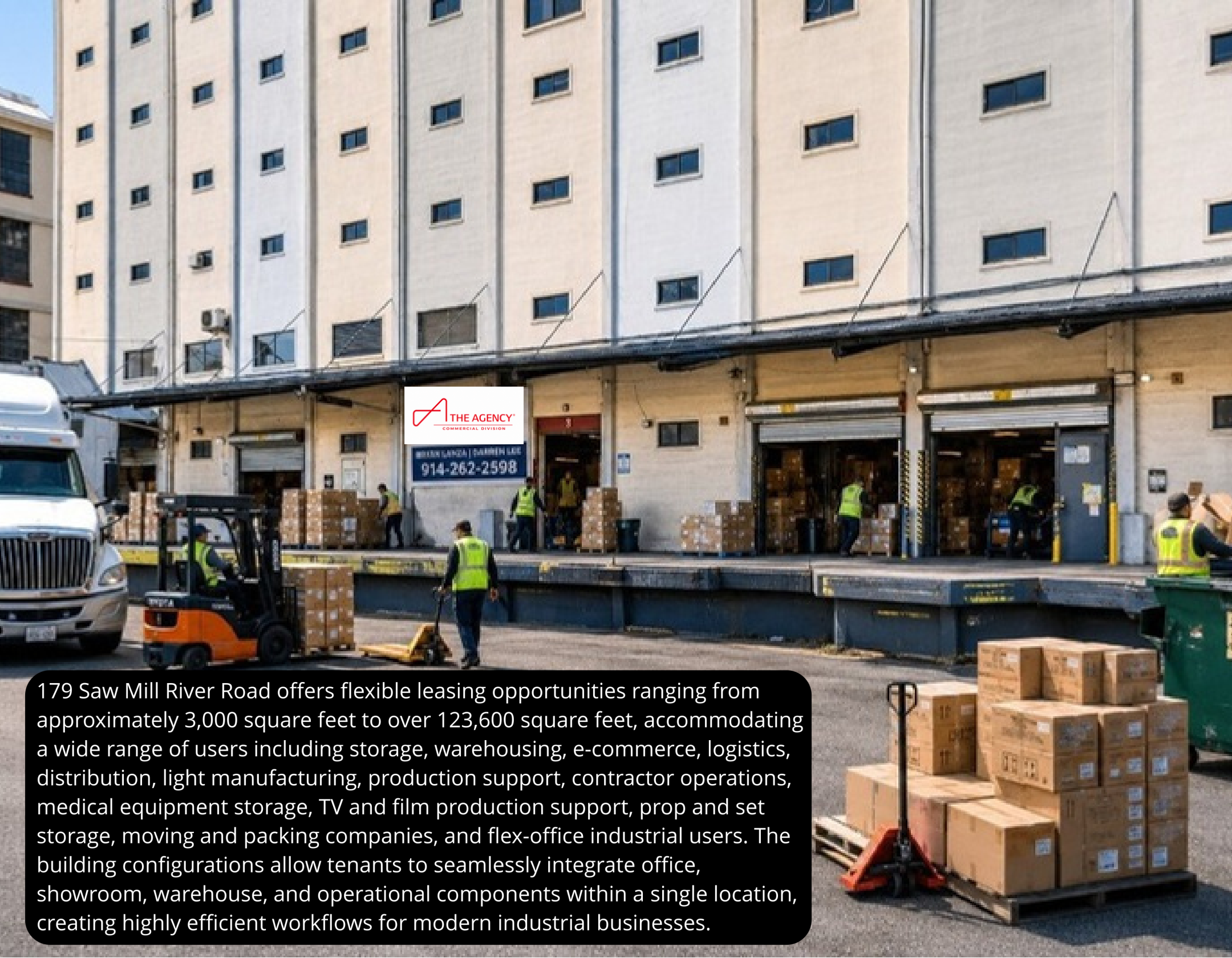
- Flexible industrial, warehouse, and flex space from $\pm 3,000$ SF to $\pm 123,600$ SF
- Strategically located in Yonkers, NY — approximately 15 miles from Midtown Manhattan
- Immediate access to I-87, Saw Mill River Parkway, Bronx River Parkway, Sprain Brook Parkway, Cross County Parkway & Henry Hudson Parkway
- Positioned within one of the Northeast's premier last-mile distribution corridors
- Historic Alexander Smith Carpet Mills industrial complex with authentic loft-style industrial character
- Heavy-duty concrete construction ideal for warehouse, logistics, storage, and distribution users
- Multiple loading docks supporting efficient shipping and receiving operations
- Two oversized freight elevators servicing multi-floor warehouse operations
- Ideal for e-commerce, logistics, storage, distribution, light manufacturing, TV/film production, and flex industrial users



The property is exceptionally accessible via a network of major highways and parkways including the Major Deegan Expressway (I-87), Henry Hudson Parkway, Saw Mill River Parkway, Bronx River Parkway, Sprain Brook Parkway, Hutchinson River Parkway, and the Cross County Parkway, allowing efficient truck access and regional distribution throughout the Northeast Corridor.



In addition to highway connectivity, the property benefits from robust mass transit infrastructure within the MTA region, including Metro-North Railroad service and Westchester Bee-Line bus routes, providing convenient commuter access for employees and operational staff.




THE AGENCY[®]
COMMERCIAL DIVISION
BRYAN GARCIA | GABRIEL LEE
914-262-2598

179 Saw Mill River Road offers flexible leasing opportunities ranging from approximately 3,000 square feet to over 123,600 square feet, accommodating a wide range of users including storage, warehousing, e-commerce, logistics, distribution, light manufacturing, production support, contractor operations, medical equipment storage, TV and film production support, prop and set storage, moving and packing companies, and flex-office industrial users. The building configurations allow tenants to seamlessly integrate office, showroom, warehouse, and operational components within a single location, creating highly efficient workflows for modern industrial businesses.



At the heart of the property is the historic “Worsted Building,” part of the renowned Alexander Smith Carpet Mills complex, containing over 210,000 square feet of solid concrete block construction originally utilized for wool storage and train receiving operations during the early and mid-1900s. The building’s industrial heritage translates directly into functional advantages for today’s users, featuring heavy-duty construction, multiple loading docks, expansive freight handling capabilities, and large floor plates ideally suited for distribution, logistics, storage, and production uses. Two oversized freight elevators provide critical vertical transportation infrastructure for multi-level warehouse operations, significantly enhancing operational efficiency for tenants requiring movement of goods, inventory, equipment, or production materials between floors.

Property Background

Beyond its infrastructure and location advantages, 179 Saw Mill River Road stands within the broader Alexander Smith Carpet Mills Historic District, one of Yonkers' most iconic industrial campuses with deep roots in the city's manufacturing history. The property is family managed and operated with a strong emphasis on hands-on ownership, long-term tenant relationships, and consistent property maintenance. The ownership's commitment to the property reflects a historic local legacy, as the Rose family, has long managed significant industrial assets within the Alexander Smith Carpet Mills Historic District, including the nearby 170,000-square-foot multi-tenant loft building at 500 Nepperhan Avenue. Their longstanding stewardship and deep connection to Yonkers industrial real estate continue to shape the property's reputation as a dependable, professionally operated commercial destination for businesses seeking long-term success in one of the region's most dynamic industrial markets.

Property Description Continued

The property also offers unique advantages for creative and entertainment-related users as a New York State Qualified Production Facility, making it attractive for television, film, media production, prop and set storage, holding areas, and catering operations. The historic industrial architecture, large open floor plates, and authentic loft-style environment create an ideal setting for creative industrial users seeking character-rich functional space.

Additional Property Highlights

- NYS Qualified Production Facility potential for film, television, prop, and set storage operations
- 24/7 building access with video-monitored security system
- Wired for high-speed internet, phone, and operational connectivity
- Competitive lease rates starting at approximately \$14.00 PSF/YR
- Excellent labor accessibility via Metro-North Railroad and Westchester Bee-Line bus service
- USPS, UPS, and FedEx daily service to the property
- Flexible layouts accommodating warehouse, showroom, office, and operational uses
- Large open floor plates with efficient column spacing for operational flexibility
- Strong market demand driven by e-commerce growth and last-mile delivery trends
- Professionally family managed with hands-on ownership and tenant-focused management
- Longstanding ownership legacy tied to the historic Rose family stewardship of the Alexander Smith Carpet Mills District in Yonkers

179 SAW MILL RIVER ROAD

YONKERS, NY

PREMIER INDUSTRIAL LOCATION



PROPERTY HIGHLIGHTS

- ±123,600 SF Total Building Size
- Flexible Industrial, Warehouse & Flex Space
- Multiple Loading Docks
- 2 Oversized Freight Elevators
- Heavy Duty Construction
- 24/7 Access & Security
- High Ceilings & Large Open Floor Plates
- Ideal for Logistics, Distribution, Storage, Light Manufacturing & More

ACCESS & CONNECTIVITY

- I-87 (Major Deegan Expressway) 1 Mile
- Saw Mill River Parkway 1 Mile
- Cross County Parkway 2.5 Miles
- Sprain Brook Parkway 3 Miles
- Henry Hudson Parkway 4 Miles
- LaGuardia Airport 20 Miles
- John F. Kennedy Airport 28 Miles
- Midtown Manhattan Approx. 15 Miles



BUSINESS & INDUSTRY

- Amazon Delivery Station 1.5 Miles
- FedEx Ship Center 2 Miles
- UPS Customer Center 2.5 Miles
- Low's Distribution Center 3 Miles
- Empire City Casino 2 Miles

SAW MILL RIVER ROAD

179
SAW MILL RIVER ROAD
YONKERS, NY

DOWNTOWN
YONKERS
2 Miles

MIDTOWN MANHATTAN
15 Miles

SAW MILL RIVER
PARKWAY

SPRAIN BROOK
PARKWAY

CROSS COUNTY
PARKWAY

MASS TRANSIT

- YONKERS METRO-NORTH STATION
2 Miles
- GLENWOOD METRO-NORTH STATION
12 Miles
- EEK-LINE BUS SERVICE
On Saw Mill River Road
- SUBWAY ACCESS (VIA BUS)
To No. 1 Train - 242nd St
Approx. 30 Minutes



SHOPPING & DINING

- Cross County Center 2 Miles
- Larkin Plaza 2 Miles
- Ridge Hill 4 Miles
- Downtown Yonkers 2 Miles



EDUCATION

- Manhattan College 3 Miles
- Sarah Lawrence College 5 Miles
- Yonkers University 5 Miles



HOSPITALS

- St. Joseph's Medical Center 3 Miles
- Montefiore Einstein 4 Miles
- Yonkers General Hospital 2 Miles



STRATEGIC LOCATION

15 Miles from Midtown Manhattan
In the Heart of Westchester County



LAST-MILE ADVANTAGE

Ideal for E-Commerce, Logistics
& Regional Distribution



FLEXIBLE SPACES

From ±3,000 SF to ±123,600 SF
Built for Your Business



STRONG WORKFORCE

Excellent Labor Pool with Easy Access
to Transit & Major Highways



GROWTH MARKET

Located in One of the Northeast's
Most Dynamic Industrial Corridors



BRYAN LANZA
Director of Commercial Division
Licensed Associate Broker
The Agency One Rock
c: 914.262.2598
blanza@theagencyonerock.com



DARREN LEE
Regional Manager
Licensed Real Estate Salesperson
The Agency One Rock
917.658.7791 (C)
dlee@theagencyonerock.com



The Agency | Commercial Division, headquartered in **White Plains, New York**, is part of the prestigious **The Agency** brand, recognized worldwide for its luxury real estate expertise, innovative marketing, and expansive global network. Our Commercial Division specializes in the acquisition, disposition, leasing, and marketing of commercial real estate across the Tri-State area and beyond. Our growing portfolio includes investment properties, industrial assets, development opportunities, office and retail properties, restaurants, hospitality assets, and businesses for sale. Combining market expertise with cutting-edge technology and personalized service, we deliver strategic solutions that help investors, owners, and businesses achieve exceptional results.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. The Agency/ Rock one International and its affiliates (The Agency Commercial Division) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and The Agency/ Rock one International expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of The Agency/ Rock one International, and not wholly owned by The Agency/ Rock one International. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)