

257 SAW MILL RIVER RD | ELMSFORD, NEW YORK
RARE ROUTE 9A LIGHT INDUSTRIAL SITE
±13,068 SF | ±0.30 Acres | LI Zoning



FOR LEASE:
\$24,000/Month



The Agency Commercial Division is pleased to exclusively present 257 Saw Mill River Road, Elmsford, New York, a rare opportunity to lease approximately 13,068 square feet (± 0.30 acres) of Light Industrial-zoned land along one of Westchester County's most active commercial and industrial corridors.

Positioned directly along Saw Mill River Road / Route 9A in the highly desirable West I-287 Corridor, the property combines visibility, accessibility and operational flexibility in a market where appropriately zoned industrial land is increasingly difficult to find. The site is immediately adjacent to Sam's Club and surrounded by a dense concentration of retail, service, industrial, distribution and employment uses. The existing property information identifies approximately 20,927 vehicles per day along Saw Mill River Road, providing an unusually high level of exposure for an industrially zoned property.



The property is being offered for lease at \$24,000 per month, or \$288,000 annually, equivalent to approximately \$22.04 PSF/YR based upon the reported 13,068-square-foot site area.

For contractors, fleet operators, service companies, equipment businesses, distribution users and other companies requiring a strategically located operational base, 257 Saw Mill River Road provides the opportunity to establish a presence in central Westchester with immediate access to I-287, I-87, the Saw Mill River Parkway and the Sprain Brook Parkway.

**SAM'S CLUB
PARKING LOT**

WAREHOUSE LANE

257
SAW MILL RIVER RD
ELMSFORD, NY 10523

**Jaguar
Service**

**Epic
Printing**

20,927
VEHICLES PER DAY
(SAW MILL RIVER RD)

Exxon

Carve

**HACIENDA
AZTECA
DELI CORP**

**Elmsford
Discount Liqu**

9A

SAW MILL RIVER ROAD

PROPERTY HIGHLIGHTS

RARE LIGHT INDUSTRIAL ZONING

One of the property's most compelling attributes is its LI zoning. Appropriately located industrial and outdoor operational sites have become increasingly scarce throughout central Westchester, particularly along the Route 9A/Saw Mill River Road corridor.

±13,068 SF OPERATIONAL SITE

The approximately 0.30-acre parcel provides a manageable footprint for companies that do not require a large industrial campus but place a premium on location, accessibility and outdoor operational space.

ROUTE 9A / SAW MILL RIVER ROAD FRONTAGE

The property benefits from direct positioning along one of the area's primary north-south commercial corridors.

±20,927 VEHICLES PER DAY

The property's 2026 traffic data reports approximately 20,927 vehicles per day along Saw Mill River Road, giving businesses meaningful daily exposure.

ADJACENT TO SAM'S CLUB

The property is positioned immediately adjacent to Sam's Club, creating strong locational recognition and placing the site within an established commercial destination.

EXCEPTIONAL HIGHWAY CONNECTIVITY

Convenient access to I-287, I-87/New York State Thruway, Saw Mill River Parkway and Sprain Brook Parkway provides efficient connections throughout Westchester County and the greater New York metropolitan area.

CENTRAL WESTCHESTER LOCATION

Elmsford's central location provides convenient access to White Plains, Greenburgh, Tarrytown, Yonkers and surrounding Westchester communities.

FLEXIBLE BUSINESS APPLICATIONS

The property's physical configuration and industrial positioning may make it attractive to businesses requiring fleet storage, vehicles, equipment, materials or an operational staging location, subject to applicable approvals.

POTENTIAL USER PROFILE

Subject to confirmation with the Village of Elmsford and all applicable governmental approvals, the property may appeal to users such as:

- Contractors and construction companies
- Plumbing, electrical and HVAC contractors
- Commercial fleet operators
- Vehicle storage and fleet staging
- Equipment storage and rental companies
- Building-material and supply businesses
- Delivery and last-mile service companies
- Landscaping and property-maintenance companies
- Cannabis-related operators, where legally permitted and appropriately licensed
- Other businesses requiring secure outdoor operational space
- Light distribution operations
- Service and repair businesses
- Specialty trade contractors
- Telecommunications and utility contractors
- Restoration and emergency-service companies
- Commercial cleaning and facility-service companies
- Light industrial businesses

All prospective users should independently verify zoning, permitted use, parking, outdoor storage, improvements, licensing, environmental requirements and other applicable governmental approvals.

CANNABIS-RELATED USE POTENTIAL

A HIGH-VISIBILITY LOCATION WORTH INVESTIGATING

The property may also merit consideration by a qualified New York State cannabis operator seeking a highly visible Westchester location.

Saw Mill River Road provides strong vehicle exposure, established commercial activity and convenient regional accessibility, while the property's industrial zoning distinguishes it from many traditional retail parcels.

Depending upon the specific cannabis license type and proposed operation, a user could investigate the feasibility of the site for an appropriately licensed cannabis-related business.

Importantly, this opportunity should be marketed as "potential cannabis-related use subject to all approvals", rather than representing that a dispensary or other cannabis business is presently permitted.

New York cannabis businesses are subject to state licensing and location restrictions in addition to local land-use requirements. Accordingly, prospective operators should conduct independent due diligence with the Village of Elmsford, New York State Office of Cannabis Management and their professional consultants before relying upon the site for a cannabis use.

20,927
VEHICLES PER DAY

SAW MILL RIVER ROAD

9A

257
SAW MILL RIVER RD
ELMSFORD, NY 10523

POTENTIAL BUILDING
±6,000 SF

Jaguar Service





TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmeritts.com



Surveyed: March 6, 2023
Map Prepared: March 10, 2023

By: *Daniel T. Merritts*
New York State Licensed Land Surveyor No.050660

Project:	23-361	Revised:	
Field Survey By:	Merritts	Draft:	
Project Manager:	DTM	Client:	



Only copies from the original of this topographic map with an original of the Land Surveyor's seal and colored land shall be considered to be true.

Unauthorized alteration or addition to a topographic map without the Land Surveyor's seal is a violation of Section 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not shown. Access as adjacent right of way, easement or otherwise not guaranteed or certified.

Underground utilities shown hereon are approximate. Verify before excavating. Additional underground utilities are not shown. Encroachments and easements below grade are not certified.

Subject to covenants, easements, restrictions and other agreements of record.

This map is prepared to show topographic information used for title transfer purposes.

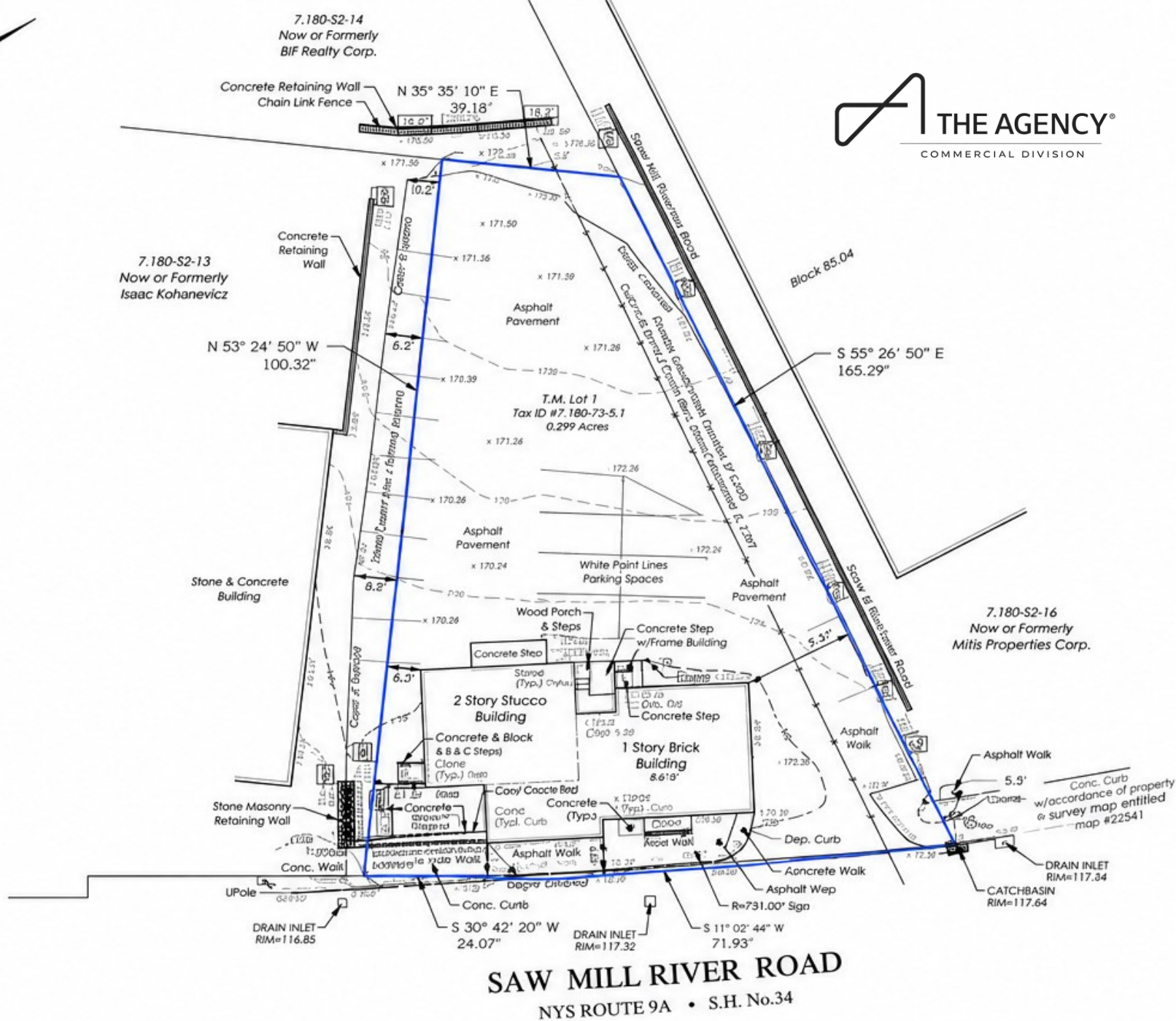
Map may not be certified as to the validity of the area.

Elevations shown hereon generally in accordance with American Vertical Datum 88.

Surveyed in accordance with David Conner.

Premises shown hereon designated on the 7.180-73-5.1 Maps as: Section 7.180, Block 73, Lot 5.1

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



TOPOGRAPHIC SURVEY
PREPARED FOR
MISTIS PROPERTY
SITUATE IN THE
TOWN OF GREENBURG
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



1" IN FEET
1 inch = 20 feet



**257 SAW MILL RIVER RD
ELMSFORD, NY 10523**

**Prime Commercial Location
High Visibility on Route 9A**

The property's LI zoning may also warrant investigation for other specialized commercial uses, including a potential licensed cannabis-related use, subject in all cases to municipal zoning, New York State licensing, separation requirements, site-plan approval and all other governmental approvals. No representation is being made that cannabis use is presently permitted as-of-right at the property; prospective tenants should independently verify their proposed use.

A contractor or service company headquartered farther from its customer base can lose significant employee time each day simply moving vehicles, equipment and personnel. A central Elmsford location provides access to a substantial portion of Westchester County while remaining directly connected to the regional highway system.

That makes 257 Saw Mill River Road particularly compelling for companies whose vehicles leave the property each morning, service customers throughout the region and return at the end of the day. The combination of industrial zoning + Route 9A frontage + I-287 accessibility + proximity to major population and employment centers is difficult to replicate.

Unlike industrial properties hidden deep inside industrial parks, 257 Saw Mill River Road also provides significant commercial visibility. This can be particularly valuable to operators that combine industrial functionality with a recognizable consumer or business-facing brand.



THE ROUTE 9A ADVANTAGE

SCARCE INDUSTRIAL REAL ESTATE IN CENTRAL WESTCHESTER

Saw Mill River Road/Route 9A has long served as an important commercial and industrial spine through central Westchester County.

The corridor's value comes from the convergence of several characteristics that businesses typically seek but rarely find together: **industrial zoning, major-road frontage, proximity to affluent communities, a substantial daytime workforce, and immediate regional highway access.**

Industrial land in established Westchester communities is inherently limited. Residential development pressures, environmental constraints, municipal land-use regulations and the conversion of older commercial properties to alternative uses have made functional industrial locations increasingly difficult to replace.

For an operator whose business depends on vehicles, employees, equipment and rapid access to customers, controlling a location along this corridor can provide strategic value extending well beyond the physical size of the parcel.

ACCESS & CONNECTIVITY

The property provides excellent access to Westchester County and the greater metropolitan region.

Major roadways nearby include I-287, I-87/New York State Thruway, Saw Mill River Parkway, Sprain Brook Parkway and Route 9A/Saw Mill River Road.

The source property report also identifies Valhalla Metro-North Station approximately 3.6 miles away and North White Plains Station approximately 4.8 miles away. Westchester County Airport is approximately 11.5 miles away, with LaGuardia and JFK also accessible from the property.

This connectivity gives operators access to Westchester, Rockland, Fairfield County, the Bronx, New York City and the broader Tri-State market.

With ±13,068 SF of land, LI zoning, approximately 20,927 vehicles per day and immediate proximity to Sam's Club and I-287, the site offers a combination of visibility and functionality that is increasingly scarce along the Saw Mill River Road corridor.



257 SAW MILL RIVER ROAD ELMSFORD, NY 10523

TRADE AREA MAP

PROPERTY HIGHLIGHTS

- ±13,068 SF (0.30 AC) Light Industrial Land
- LI Zoning – Rare along Route 9A Corridor
- ±20,927 Vehicles Per Day on Saw Mill River Rd
- Minutes to I-287, I-87, Saw Mill River Pkwy, Sprain Brook Pkwy
- Adjacent to Sam's Club & major retailers

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,356	80,422	184,650
HOUSEHOLDS	2,867	29,299	67,613
MEDIAN HH INCOME	\$122,567	\$120,739	\$126,970
DAYTIME EMPLOYEES	9,692	61,941	110,865

MAJOR EMPLOYERS



LEGEND

- ★ SUBJECT PROPERTY
- 🚊 METRO-NORTH STATION
- METRO-NORTH RAIL LINE
- 🛣️ INTERSTATE HIGHWAY
- 🅑 PARKWAY
- 🌳 PARK
- 🍔 RESTAURANT
- 🏪 RETAIL
- 🏢 MAJOR EMPLOYER

Map Source: Google Earth



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