

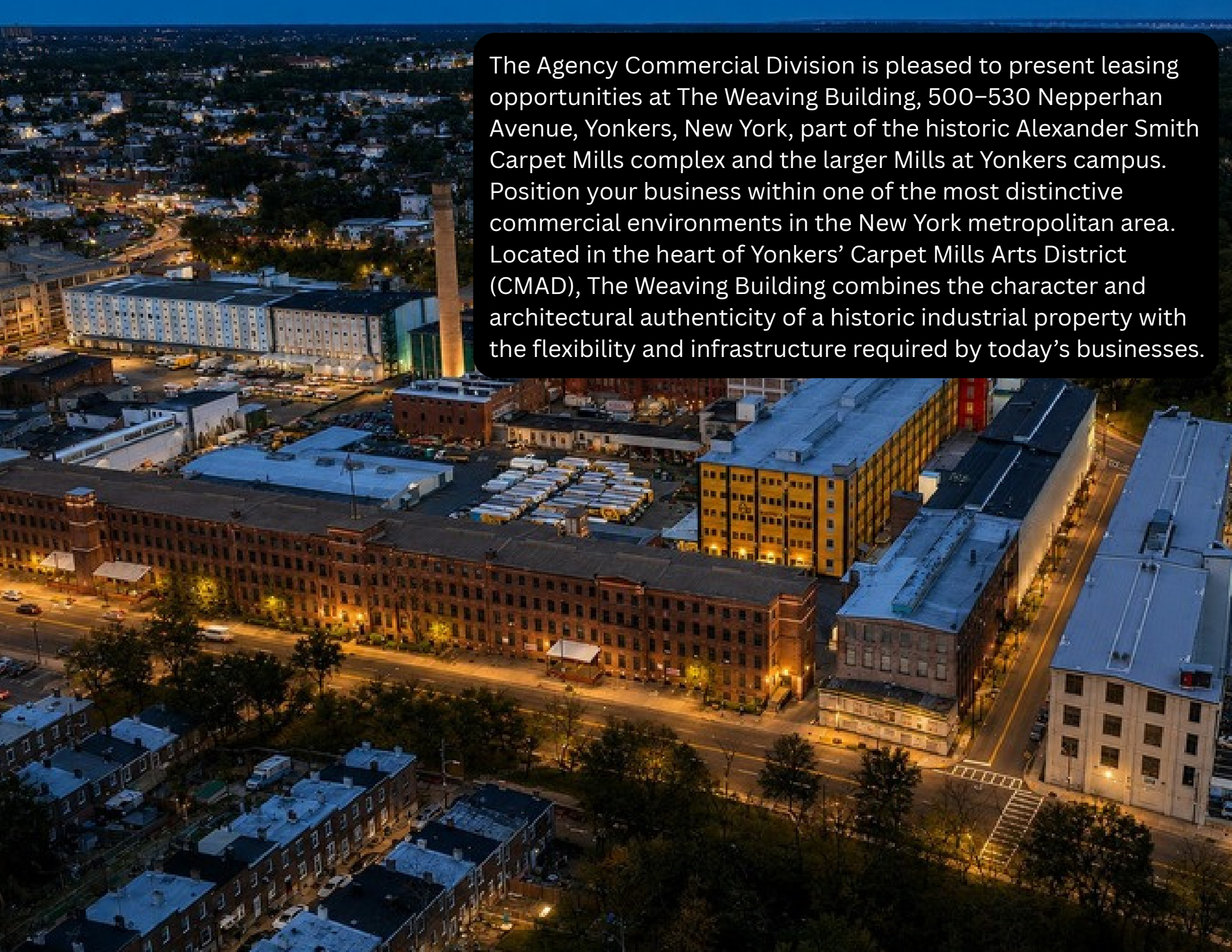
500–530 Nepperhan Avenue | Yonkers

Flexible Industrial / Commercial Space for Lease

Distribution • Film & Production • Creative • Retail • Office



FOR LEASE: FROM \$18/ PSF

An aerial night photograph of the Alexander Smith Carpet Mills complex in Yonkers, New York. The image shows several large, multi-story industrial buildings with brick and stone facades, illuminated by streetlights and building lights. A prominent tall brick chimney stands out against the dark sky. The surrounding area includes parking lots with cars and other smaller buildings, all set within a dense urban environment.

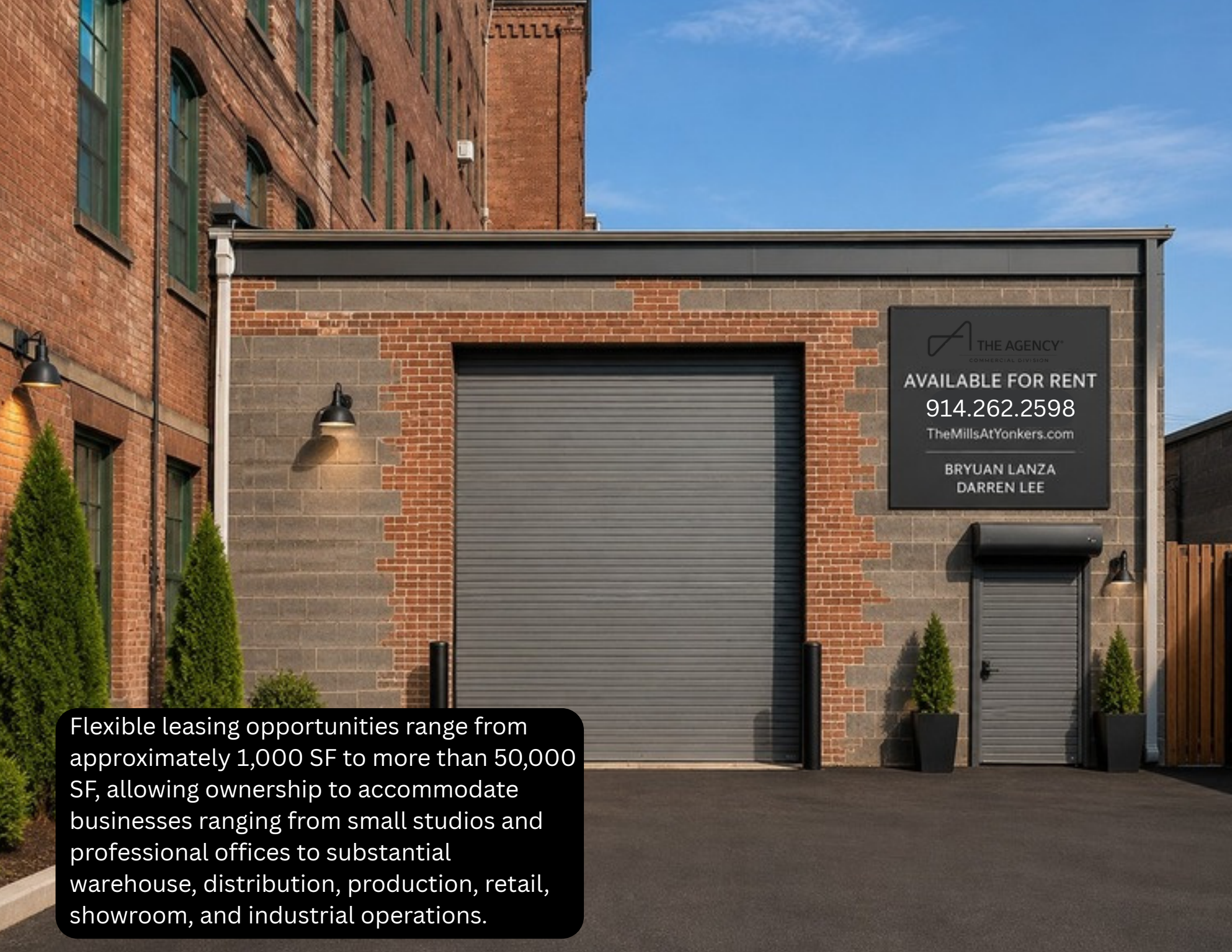
The Agency Commercial Division is pleased to present leasing opportunities at The Weaving Building, 500–530 Nepperhan Avenue, Yonkers, New York, part of the historic Alexander Smith Carpet Mills complex and the larger Mills at Yonkers campus. Position your business within one of the most distinctive commercial environments in the New York metropolitan area. Located in the heart of Yonkers' Carpet Mills Arts District (CMAD), The Weaving Building combines the character and architectural authenticity of a historic industrial property with the flexibility and infrastructure required by today's businesses.

Originally constructed in 1881, the approximately 170,000+ SF Weaving Building features classic brick construction, oversized industrial windows, high ceilings, original hardwood floors in many areas, open loft-style floor plans, loading capabilities, freight elevators, and a variety of spaces capable of accommodating an unusually broad range of commercial users.



The property is part of the larger 400,000+ SF Mills at Yonkers campus, which has evolved into a thriving community of distributors, wholesalers, manufacturers, artists, photographers, designers, film and television productions, furniture and antique companies, entrepreneurs, and other creative and commercial businesses.





 THE AGENCY[®]
COMMERCIAL DIVISION
AVAILABLE FOR RENT
914.262.2598
TheMillsAtYonkers.com
BRYUAN LANZA
DARREN LEE

Flexible leasing opportunities range from approximately 1,000 SF to more than 50,000 SF, allowing ownership to accommodate businesses ranging from small studios and professional offices to substantial warehouse, distribution, production, retail, showroom, and industrial operations.

THE OPPORTUNITY

The Weaving Building offers something increasingly difficult to find within close proximity to New York City: large, flexible commercial spaces with authentic industrial character at a competitive rental structure. Rather than forcing tenants into a traditional warehouse, office building, or retail environment, The Mills provides a diverse collection of spaces that can be adapted to the individual needs of each business. Available configurations can accommodate distribution, last-mile logistics, warehousing, storage, light industrial operations, creative studios, photography, film and television production, showrooms, retail, office, set construction, prop storage, art studios, and other commercial uses, subject to applicable approvals. With spaces ranging from smaller creative suites to substantial industrial floorplates, businesses have the ability to establish operations at The Mills and potentially expand within the campus as their needs evolve.

BUILDING FEATURES & AMENITIES

The Weaving Building combines historic architectural character with the infrastructure necessary for modern commercial operations.

Property Highlights

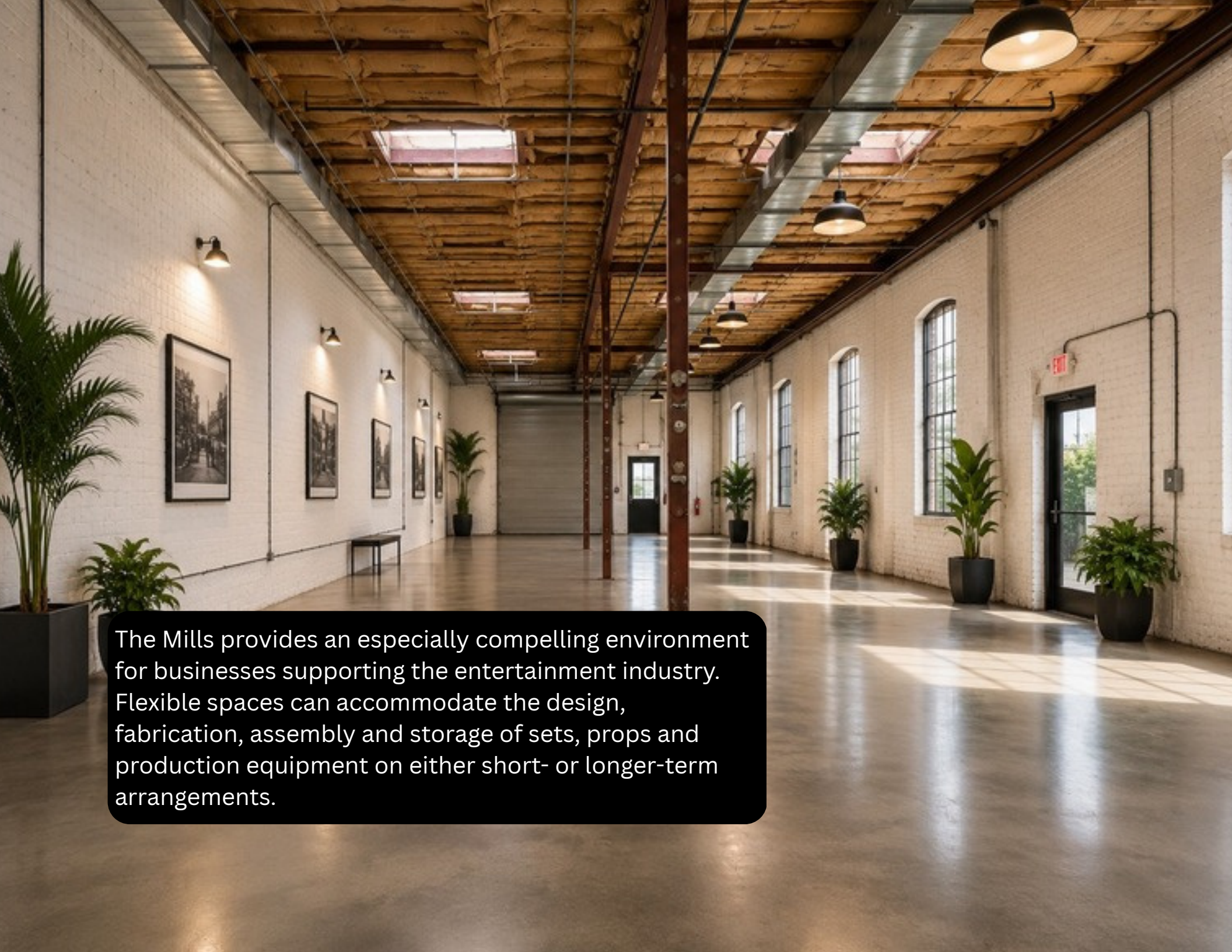
- Approximately 170,000+ SF Weaving Building
- Part of the 400,000+ SF Mills at Yonkers campus
- Flexible spaces from 1,000 SF to 50,000+ SF
- Industrial / Flex Property w/ 24/7 building access
- Modified Gross Lease Structure
- Asking rents from approximately \$18.00/SF/YR
- Historic brick construction, Originally built in 1881
- Fully sprinklered areas
- High ceilings w/ Heat included in many spaces
- Large industrial windows
- Abundant natural light w/ Video-monitored security
- Original hardwood flooring in many spaces
- Authentic loft-style architecture
- Ground-floor warehouse and distribution opportunities
- 18' ceiling height within select garage/industrial areas
- Multiple loading docks
- Two large freight elevators
- Loading capability for large commercial vehicles
- On-site property management
- Wired for internet, television and telephone service
- Free street parking and Yonkers permit parking options
- Convenient access to Metro-North and Bee-Line buses
- Minutes from major regional highways
- Approximately 15 miles from Midtown Manhattan
- Located within the NYC Film Studio Zone
- NYS Qualified Production Facility (QPF)
- Film, television and location-shoot capabilities
- Holding and catering space for 150+ people
- Set design, fabrication and storage opportunities
- Opportunity Zone location
- Industrial Development/IDA incentive potential
- Located within the Carpet Mills Arts District (CMAD)

The property's proximity to New York City combined with its industrial infrastructure creates a compelling alternative for businesses that require access to the nation's largest metropolitan market without operating directly within Manhattan. The building's industrial capabilities include multiple loading docks, large freight elevators, high-ceiling areas, open floorplans, warehouse and storage configurations, 24/7 access and spaces capable of supporting distribution and light-industrial operations.





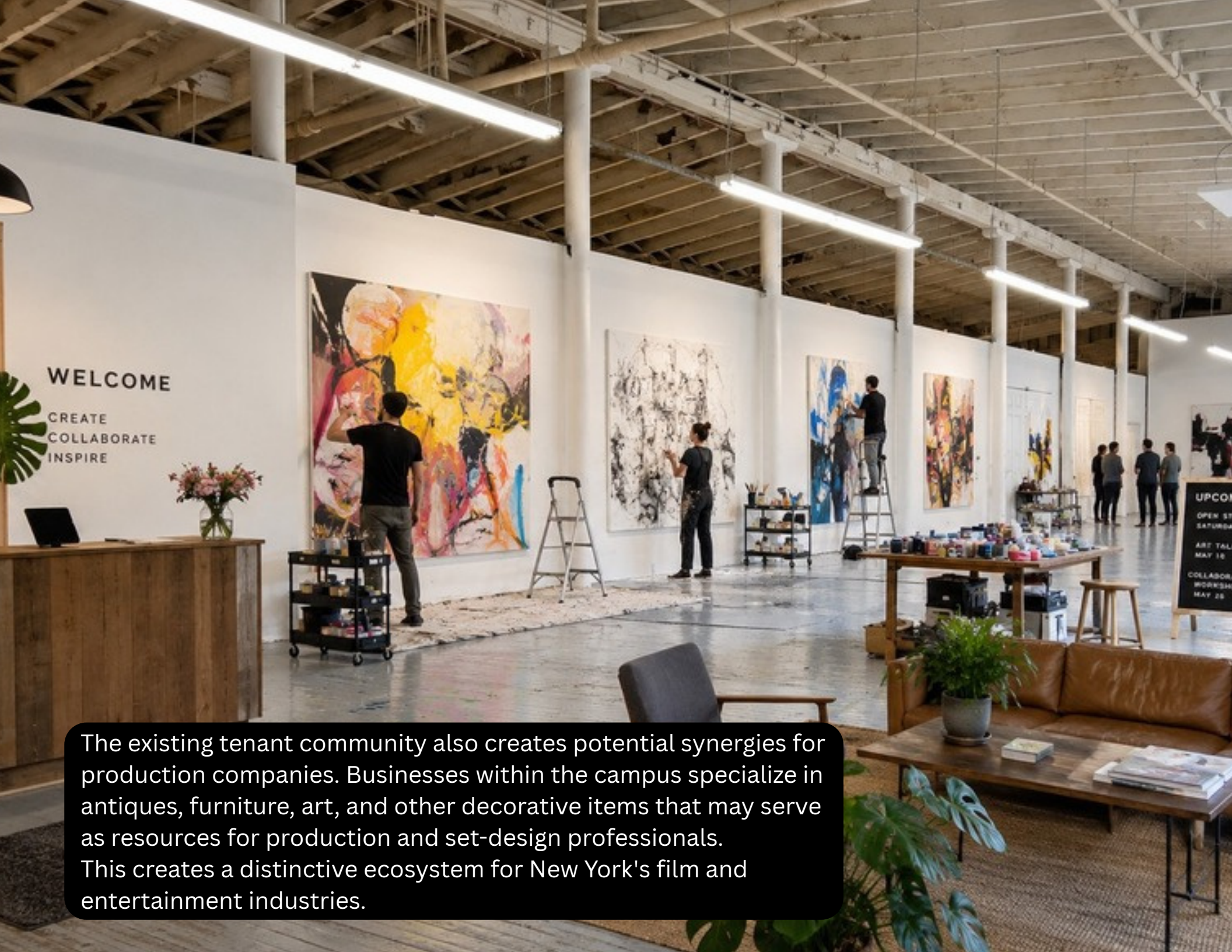
One of the defining advantages of The Mills is its diversity. The campus is not limited to a single industry or type of tenant. Instead, it has developed into a collaborative commercial environment where traditional industrial businesses operate alongside artists, designers, photographers, filmmakers and entrepreneurial companies. The tenant community has included businesses involved in wholesale distribution, manufacturing, antiques, furniture, photography, film production, interior design, fashion, painting, sculpture, restoration, prop rental, creative services and professional operations.



The Mills provides an especially compelling environment for businesses supporting the entertainment industry. Flexible spaces can accommodate the design, fabrication, assembly and storage of sets, props and production equipment on either short- or longer-term arrangements.



The location is particularly well suited for companies serving customers throughout Westchester County, New York City, northern New Jersey, southern Connecticut, Long Island and the greater Hudson Valley. For distributors and last-mile operators, the ability to reach dense population centers while maintaining warehouse and operational space in Yonkers represents a significant logistical advantage.



WELCOME

CREATE
COLLABORATE
INSPIRE

The existing tenant community also creates potential synergies for production companies. Businesses within the campus specialize in antiques, furniture, art, and other decorative items that may serve as resources for production and set-design professionals. This creates a distinctive ecosystem for New York's film and entertainment industries.

Working alongside the City of Yonkers and other property owners, the campus became part of the Carpet Mills Arts District (CMAD), helping transform this historic industrial neighborhood into a recognized destination for art, design, production, entrepreneurship and commerce.

More than a century after its original construction, The Mills continues to do what it was built to do: provide a place where people create, produce, build and grow.

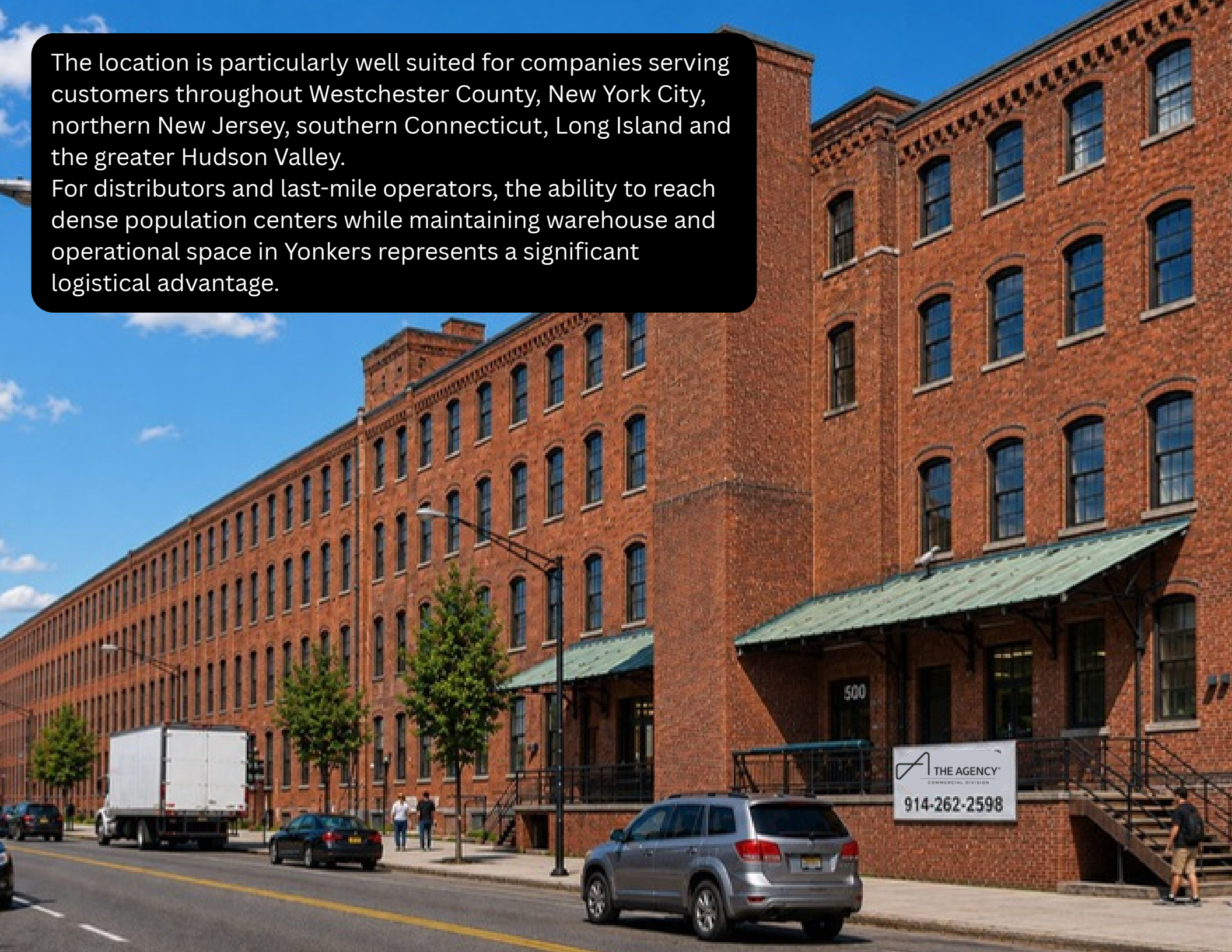


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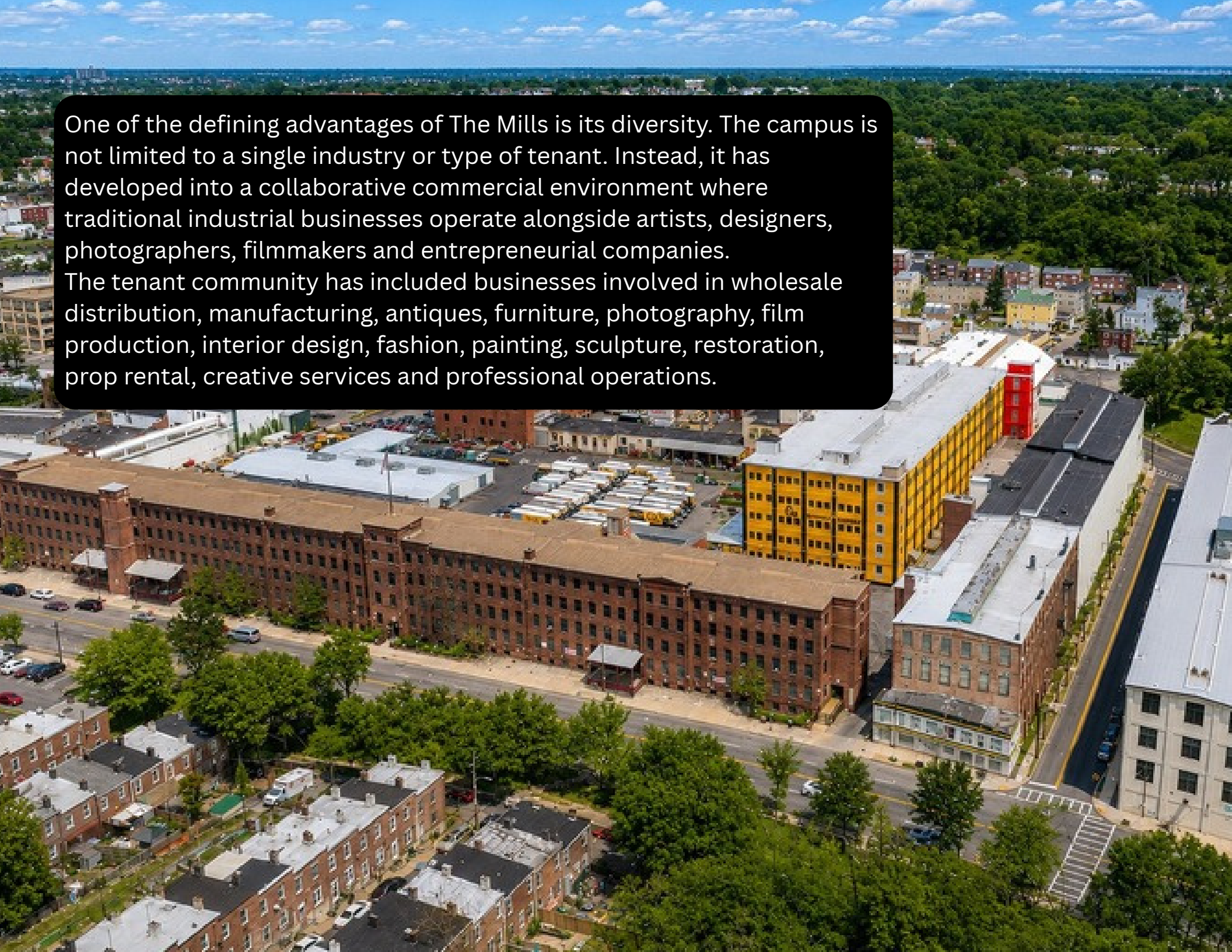


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THE MILLS AT YONKERS | 500-530 NEPPERHAN AVENUE

TRADE MAP & AREA OVERVIEW

DRIVE TIMES

Manhattan, NY	25 Min
White Plains, NY	20 Min
Hartsdale, NY	15 Min
New Rochelle, NY	20 Min
Westchester Airport	25 Min
LaGuardia Airport	35 Min
JFK Airport	60 Min



MAJOR HIGHWAYS

- Interstate 87 (I-87)
- Interstate 95 (I-95)
- U.S. Route 9
- New York State Route 9A
- Saw Mill River Parkway
- Bronx River Parkway

MASS TRANSIT

- Metro-North Hudson Line
- Metro-North Stations
- Amtrak Service
- Bee-Line Bus Routes

POINTS OF INTEREST

- Retail / Shopping
- Education
- Entertainment / Attractions
- Parks & Recreation
- Government / Community
- Healthcare

AREA HIGHLIGHTS

- Prime industrial / creative loft space in historic mill building
- Minutes to Metro-North for quick access to Manhattan
- Close proximity to I-87, I-95 and Saw Mill River Parkway
- Surrounded by dining, shopping, parks, and waterfront
- Strong demographic base with growing development

DEMOGRAPHICS (3 MILE RADIUS)

Population	328,000+
Average HH Income	\$98,000+
Daytime Population	184,000+
Total Businesses	7,000+



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