

Yonkers | New York

510 Nepperhan Avenue

Industrial/Flex Space Opportunity

18,000 SF
AVAILABLE
(Divisible)



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PROPERTY HIGHLIGHTS

**Exceptional Industrial/Flex Space
Opportunity - 18,000± SF (Divisible)**

**Prime Lower-Level Warehouse |
Flexible Configurations | Ideal for
Distribution, Assembly & Storage**

**Discover a rare industrial offering in
one of Westchester's most accessible
and business-friendly corridors. This
expansive lower-level facility
encompasses 18,000± square feet of
versatile, clean-use space that can be
sold together or flexibly divided into
smaller configurations (Spaces 1, 2 &
3). The property's adaptable layout,
generous ceiling heights, and multiple
egress points make it ideal for
warehouse, light assembly,
distribution, creative production, or
logistics operations.**

Property Overview

Total Size: 18,000± SF

**Zoning: Industrial - Clean Use Only (No
Heavy Manufacturing)**

**Access: Early morning truck access
ideal for deliveries and distribution**

**Preferred Uses: Warehouse, Storage,
Assembly, Distribution**



Space #1-Main Entrance

Frontage 10,000± SF

- 7.5' to beam | 8.5' ceiling height
- 2 means of egress
- 2 bathrooms | 2 offices

Ideal for administrative, light production, or fulfillment operations.

Space #3-High-Ceiling Warehouse with Loft Office

4,000± SF total

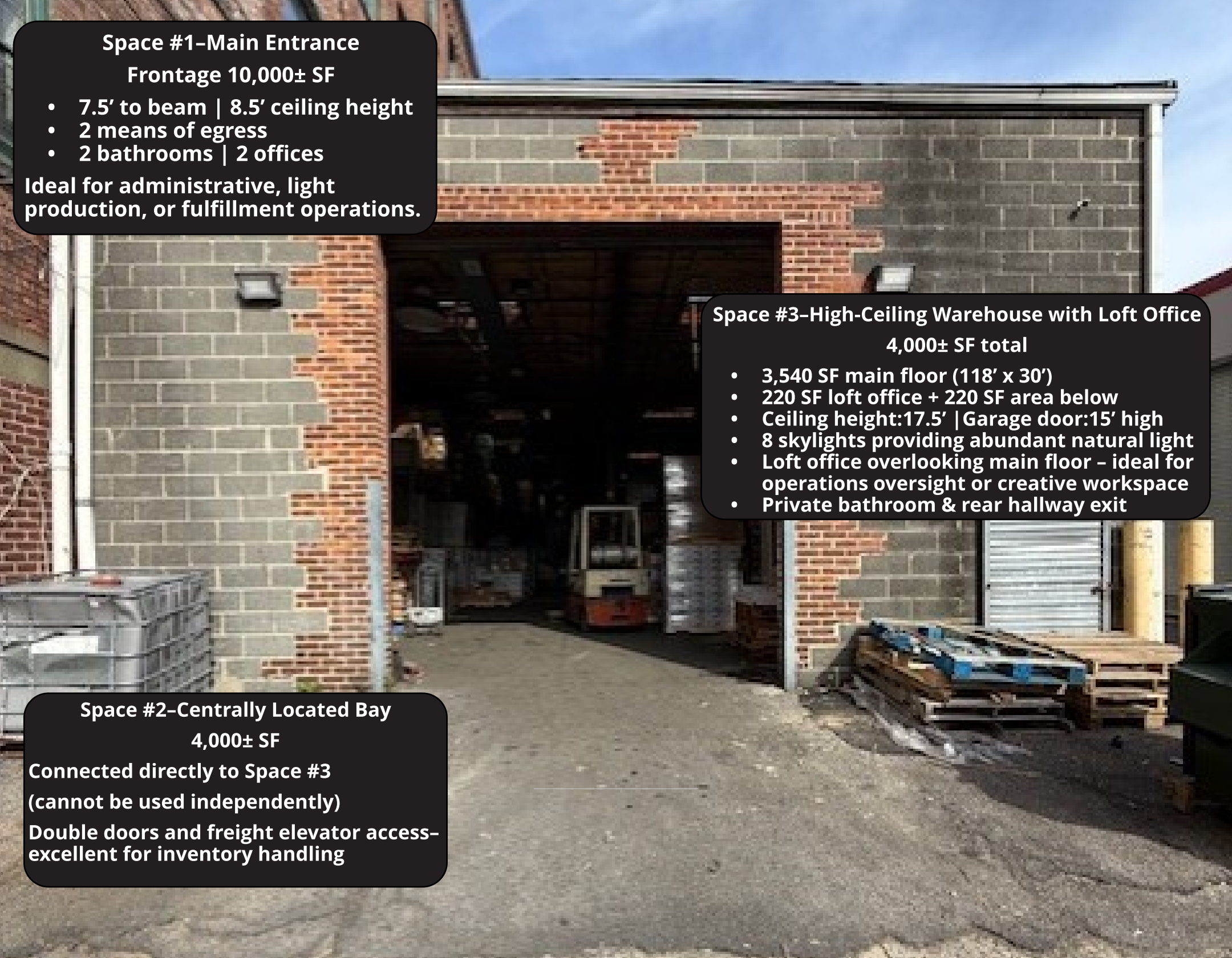
- 3,540 SF main floor (118' x 30')
- 220 SF loft office + 220 SF area below
- Ceiling height:17.5' | Garage door:15' high
- 8 skylights providing abundant natural light
- Loft office overlooking main floor - ideal for operations oversight or creative workspace
- Private bathroom & rear hallway exit

Space #2-Centrally Located Bay

4,000± SF

Connected directly to Space #3
(cannot be used independently)

Double doors and freight elevator access-
excellent for inventory handling





Highlights & Functional Advantages

Excellent truck access during early hours

Clean industrial environment suited for high-end logistics or light production

Ample ceiling height & natural light for creative, studio, or specialty use

Discover The Weaving Buildings – a historically significant commercial complex located in the heart of Yonkers' Carpet Mills Arts District (CMAD). These iconic structures at 500, 510 & 530 Nepperhan Avenue offer over **210,000 SF** of flexible industrial, office, and production space. Originally constructed in **1881**, the buildings feature solid brick exteriors, restored original hardwood floors, soaring ceilings, and sun-drenched loft-style layouts ideal for a wide range of commercial users.

Zoned **I (Industrial)** with a FAR of 5.95, the property supports multiple commercial uses including light or heavy industrial, warehousing, artist studios, creative offices, flex space, medical, and retail. Spaces range from **1,000 SF to over 30,000 SF** per floor, making it ideal for businesses seeking large, open floor plans with flexible demising options.

The Alexander Smith Carpet Mills campus is a **NYS Qualified Production Facility (QPF)**, located within the **Studio Zone**, making it highly attractive to film and television production companies.

PROPERTY INFORMATION

About the Area

Located in the heart of Westchester County's thriving industrial corridor, this property enjoys close proximity to major transportation arteries such as Interstate 287, the Hutchinson River Parkway, and the Bronx River Parkway, providing seamless access to New York City, Connecticut, and regional markets.

Fun Facts & Local Appeal:

Westchester is home to over 30,000 businesses, from global brands like PepsiCo and IBM to boutique manufacturers and creative startups.

The area's industrial renaissance is fueled by the rise of "last-mile" distribution, with companies seeking proximity to affluent consumers and major transportation nodes.

Just minutes away, downtown Yonkers offers vibrant dining, entertainment, and retail—making it convenient for employee amenities and client visits.

The region's long-standing reputation for innovation continues to attract cutting-edge firms in tech, design, and logistics.

Summary

Whether you're seeking a large single-user facility or multiple clean, functional industrial bays, this property delivers flexibility, accessibility, and value in one of Westchester's most dynamic business environments.

LOCATION

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An aerial photograph of a city, likely Yonkers, New York. A large, multi-story brick building with a flat roof is highlighted with a red rectangular outline. The building is situated in an industrial or commercial area, surrounded by other buildings, parking lots, and streets. In the background, a dense residential area with many houses is visible. A tall, thin brick chimney stands out in the middle ground. The sky is overcast.

The building is within minutes of major transportation arteries including the **Major Deegan (I-87)**, **Saw Mill River Parkway**, **Cross County Parkway**, and Metro-North Rail stations (Yonkers & Glenwood). This location provides unparalleled access to NYC, Long Island, New Jersey, Connecticut, and three major airports, making it ideal for distribution and regional operations.



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