



SOW Figueroa Group is pleased to offer its most recent Exclusive Listing, an industrial outdoor storage leasing opportunity at 4295 Boston Road, Bronx, NY 10466 and 4301 Boston Road, Pelham Manor, NY 10803. The site represents one of the largest, most strategically located land holdings in New York, specifically in the Bronx/Pelham Manor area — a rare 242,482 SF (5.6 -acre) contiguous parcel assemblage offering exceptional flexibility across industrial, fleet parking, logistics, and long-term redevelopment.

Located immediately off the New England Thruway (I-95), Hutchinson River Parkway and steps from Post Road Plaza and Pelham Manor Shopping Plaza, the property sits at the nexus of the Bronx and Southern Westchester's most active growth corridor.

LOCATION: 4295 Boston Road, Bronx, NY 10466 | 4301 Boston Road, Pelham Manor, NY 10803

IDEAL FOR: Commercial Fleet Parking & Outdoor Industrial Storage.

DESCRIPTION: Excellent Pelham Manor/Bronx Commercial Leasing Opportunity. The combined parcels contain 5.6 acres (242,482 SF) of level industrial land. Available are 150,000 SF; divisible by two-yard spaces each comprised of 90,000 SF and 60,000 SF. The 90,000 SF site consists of two building structures measuring approx. 4,000 SF of warehouse and 2,800 SF office.

LOT SIZE SF: 5.6 Acres

AVAILABLE SF: 150,000 SF | *Divisible 90,000 SF & 60,000 SF yard spaces.

BUILDINGS: Two building structures measuring approx. 4,000 SF of warehouse and 2,800 SF office.

OFFICE: Approximately 2,800 sf.

ZONING: Industrial | M3

LAND SURFACE: Level

RATE: \$15 sf/yr

UTILITIES: Electric/Plumbing

LEASE TERM: Negotiable



ADJACENT TO POST ROAD PLAZA & PELHAM MANOR SHOPPING PLAZA:

Michael's, Smash Burger, Dave & Buster's, ShopRite, Citi Bank, Home Goods, BJ's, PetSmart...

TRANSPORTATION: The site benefits from direct truck access, multiple transit lines, and adjacency to major commercial and residential developments occurring throughout the Bronx and New Rochelle submarkets. I 95 | Hutchinson River Parkway | Route 1 | MTA 5 subway

By Appointment Only: Drew R Figueroa

INVESTMENT SALES

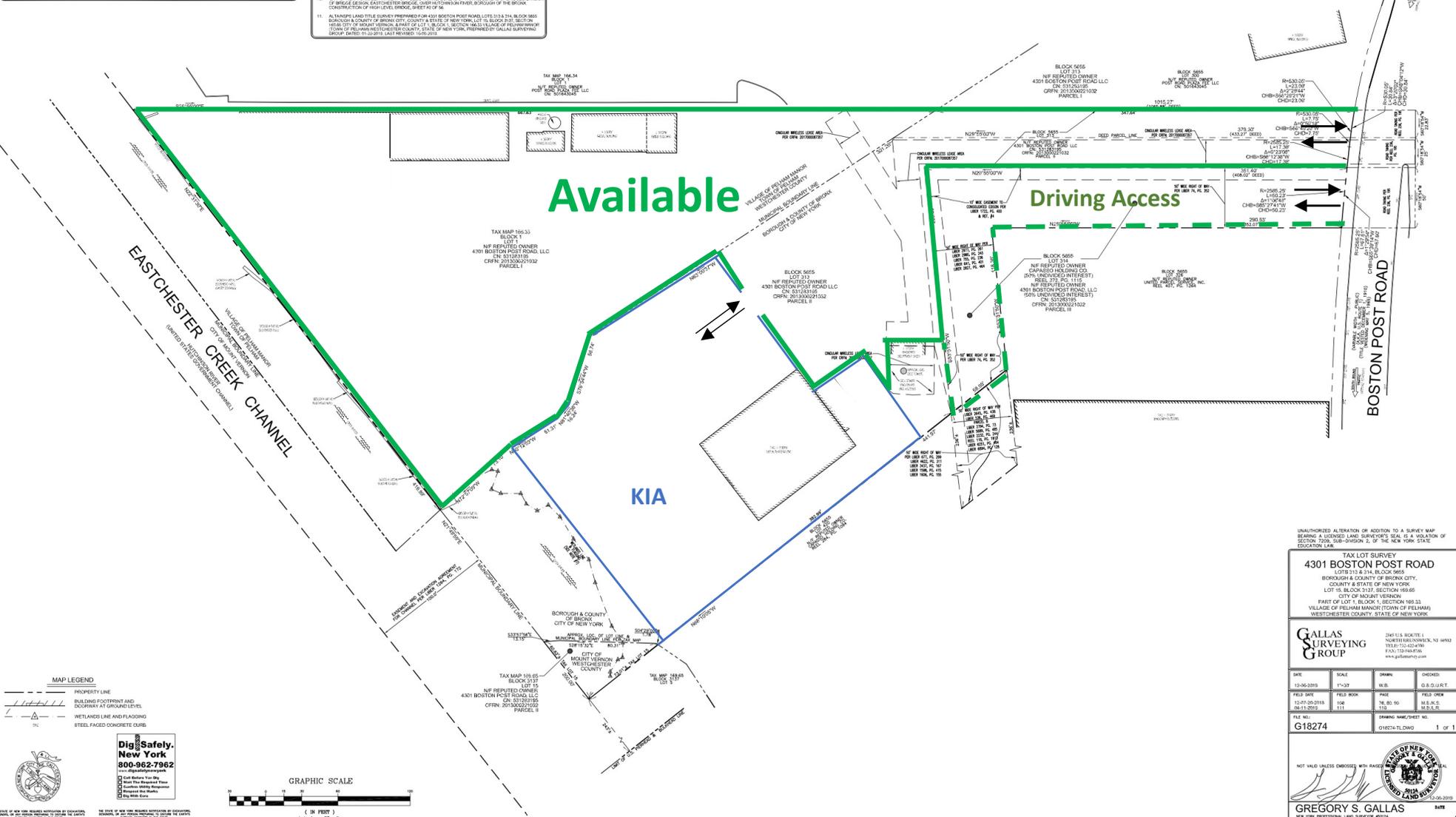
COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

- NOTES:**
- IT IS THE INTENT FOR THIS PLAN TO SHOW THE METES AND BOUNDS AND AREA OF LOTS 233 & 234 IN BLOCK 565, LOT 1 IN BLOCK 1, & LOT 1 IN BLOCK 117 AND THE IMPROVEMENTS THEREIN AS SHOWN ON THE SURVEY PLAN TO BE SUBMITTED FOR TAX LOT PERMIT PURPOSES AND NOT FOR CONSTRUCTION.
 - PROPERTY RECORDS AND LOTS 233 & 234 IN BLOCK 565 ARE SHOWN ON THE NEW YORK CITY DEED, TAX MAP AND AN EFFECTIVE DATE OF AUGUST 21, 2013. LOT 1 IN BLOCK 1 IS DESIGNATED ON THE TAX MAP NO. 105 FOR THE TOWN OF PELHAM, VILLAGE OF PELHAM MANOR, WESTCHESTER COUNTY, NEW YORK, DATED MARCH 26, 2015. AND LOT 1 IN BLOCK 117 IS DESIGNATED ON THE TAX MAP NO. 105 FOR THE CITY OF MOUNT VERNON, WESTCHESTER COUNTY, NEW YORK, DATED MAY 1, 2014.
 - AREA:

LOT 1, BLOCK 1	103,596 S.F.	2.3841 ACRES
LOT 1 IN BLOCK 565	72,249 S.F.	1.6584 ACRES
LOT 1 IN BLOCK 117	2,514 S.F.	0.0579 ACRES
TOTAL	178,359 S.F.	4.1004 ACRES
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY ROYAL ABSTRACT OF NEW YORK LLC AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 97116, HAVING AN EFFECTIVE DATE OF JUNE 2, 2016.
 - THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN VERIFIED BY THIS SURVEYOR. TO VERIFY ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - IT IS ADVISED THAT FEMA HAS POSTED A FLOOD HAZARD MAP FOR THIS AREA AND SHOWS THE PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE. PARTIALLY LOCATED IN A FLOOD HAZARD ZONE AS AREA OF 27% ANNUAL CHANCE FLOOD AND PARTIALLY LOCATED IN A FLOOD HAZARD ZONE AS AREA OF 1% ANNUAL CHANCE FLOOD. TO VERIFY THIS INFORMATION, THE PROPERTY OWNER SHOULD CONSULT WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FURTHER INFORMATION. THE FLOOD HAZARD MAP IS AVAILABLE AT: www.fema.gov. THE FLOOD HAZARD MAP IS DATED SEPTEMBER 20, 2017 AND NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3806030040, EFFECTIVE DATE: SEPTEMBER 20, 2017. OBTAINED FROM FEMA MAPS WEB SERVICE ON NOVEMBER 8, 2018.
 - WETLANDS DELINEATION PERFORMED ON DECEMBER 1, 2015 BY CDA DEVELOPMENTAL, INC. ENGINEERS AND SCIENTISTS, ON 2015 2015 STREET, 10711 FLOOR NEW YORK, NY 10013. 2015 2015 STREET, NEW YORK AND BELLOCATED BY THE OCEAN SURVEY GROUP ON 12/20/17.

- REFERENCES:**
- SECTION MAP NO. 44, PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOROUGH OF THE BROOKLYN TOPOGRAPHICAL SURVEY AND DATED TO AUGUST 15, 1983.
 - RECORD MAP NO. 43 & 44, PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOROUGH OF THE BROOKLYN TOPOGRAPHICAL SURVEY.
 - MAP SHOWING THE DRAINAGE LINE BETWEEN THE CITY OF MOUNT VERNON AND THE TOWN OF PELHAM AND THE VILLAGE OF PELHAM MANOR, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PREPARED BY THE CITY ENGINEER OF THE CITY OF MOUNT VERNON AND THE TOWN ENGINEER OF THE TOWN OF PELHAM, DATED OCTOBER 10, 1984, FILED WITH THE WESTCHESTER COUNTY CLERK ON APRIL 22, 2014 AS MAP NO. 5054.
 - ALTA SURVEY TITLE SURVEY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 97116 DATED JUNE 2, 2016. (SEE LOCATION MAP ON A PORTION OF THE CITY OF MOUNT VERNON AND COUNTY OF BROOKLYN, TOWN OF PELHAM, VILLAGE OF PELHAM MANOR AND CITY OF MOUNT VERNON COUNTY OF WESTCHESTER, NEW YORK, AND ALSO 4301 BOSTON POST ROAD, BLOCK 565, LOT 1, PARCEL I, NEW YORK, PREPARED BY LEHMAN SURVEYORS, DATED OCTOBER 10, 2016, DRAWING NO. 14-10-17, SHEET NOS. 1 & 2 OF 2.
 - MAP MADE BY THE ARCHITECTS OF CITY OF MOUNT VERNON (A PORTION OF LAND) UNDER THE WATCH OF A PROFESSIONAL ENGINEER, CITY OF MOUNT VERNON, COUNTY OF WESTCHESTER, PREPARED BY JOHN BENNETT DATED DECEMBER 1, 2012. (SEE VOLUME 100A & 100B).
 - BLAT OF SURVEY FOR SINGULAR REFINING CO., PREPARED BY COURVILLE, HESSLER AND BARILETT, DATED MAY 1, 1981.
 - SECONDARY PARTIAL TOPOGRAPHICAL SURVEY, GUYTON PEREGRINE CORP., 4301 BOSTON POST ROAD, LOT 1, BLOCK 1, TAX MAP NO. 105, VILLAGE OF PELHAM MANOR, TOWN OF PELHAM, WESTCHESTER COUNTY, NEW YORK, PART OF LOT 1 IN BLOCK 565, WESTCHESTER COUNTY, NEW YORK, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED DECEMBER 1, 2011. (SEE VOLUME 100A & 100B). SHEET NOS. 1 & 2 OF 2.
 - BOUNDARY & TOPOGRAPHIC SURVEY - LEVIN MANAGEMENT CORPORATION, LOT 1, BLOCK 1, VILLAGE OF PELHAM MANOR, TOWN OF PELHAM, WESTCHESTER COUNTY, LOT 300, BLOCK 565, VOLUME 1 SECTION 1, BLOCK 565, BOSTON POST ROAD, CITY & STATE OF NEW YORK, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 20, 2014. (LAST REVISION DATED 22, 2014). FILE NO. 100A, SHEET NO. 1 OF 1.
 - STATE OF NEW YORK, OFFICE OF GENERAL SERVICES, SUBMITTED LAND ACQUISITION MAP, IN THE APPLICATION OF LEVIN MANAGEMENT CORP. A GRANT OF LAND FORMALLY UNDER THE HAUSERS OF RECORDS, DATED DECEMBER 1, 2012. (SEE VOLUME 100A & 100B). SHEET NOS. 1 & 2 OF 2.
 - CITY OF NEW YORK, DEPARTMENT OF PUBLIC WORKS, BUREAU OF WEIRNS, BUREAU OF BRIDGES DIVISION OF BRIDGE DESIGN, EASTHESTER BRIDGE, CROSSING OVER RIVER, BOROUGH OF THE BROOKLYN, CONSTRUCTION OF HIGH LEVEL BRIDGE, SHEET NO. 1 OF 2.
 - ALTA SURVEY TITLE SURVEY PREPARED BY 4301 BOSTON POST ROAD, LOTS 233 & 234, BLOCK 565, BOROUGH OF BROOKLYN, COUNTY OF BROOKLYN, CITY & STATE OF NEW YORK, LOT 1 IN BLOCK 233, SECTION 100 OF MOUNT VERNON, EASTHESTER BRIDGE, VILLAGE OF PELHAM MANOR, TOWN OF PELHAM, WESTCHESTER COUNTY, NEW YORK, CITY & STATE OF NEW YORK, PREPARED BY SULLIVAN SURVEYING GROUP, DATED 01-20-2016, LAST REVISION 10-20-2016.

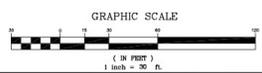


MAP LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT AND DRIVEWAY AT GRADE LEVEL
- WETLANDS LINE AND FLAGGING
- STEEL FRAMED CONCRETE CURB

Dig Safely New York
800-962-7962
www.digsafely.com

Call Before You Dig
 Mark the Proposed Pave
 Determine Utility Placement
 Measure the Risks
 Dig with Care



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

TAX LOT SURVEY
4301 BOSTON POST ROAD
LOTS 233 & 234, BLOCK 565
BOROUGH AND COUNTY OF BROOKLYN, CITY & STATE OF NEW YORK
LOT 1 IN BLOCK 233, SECTION 100.00
CITY OF MOUNT VERNON
PART OF LOT 1, BLOCK 1, SECTION 100.33
VILLAGE OF PELHAM MANOR (TOWN OF PELHAM)
WESTCHESTER COUNTY, STATE OF NEW YORK

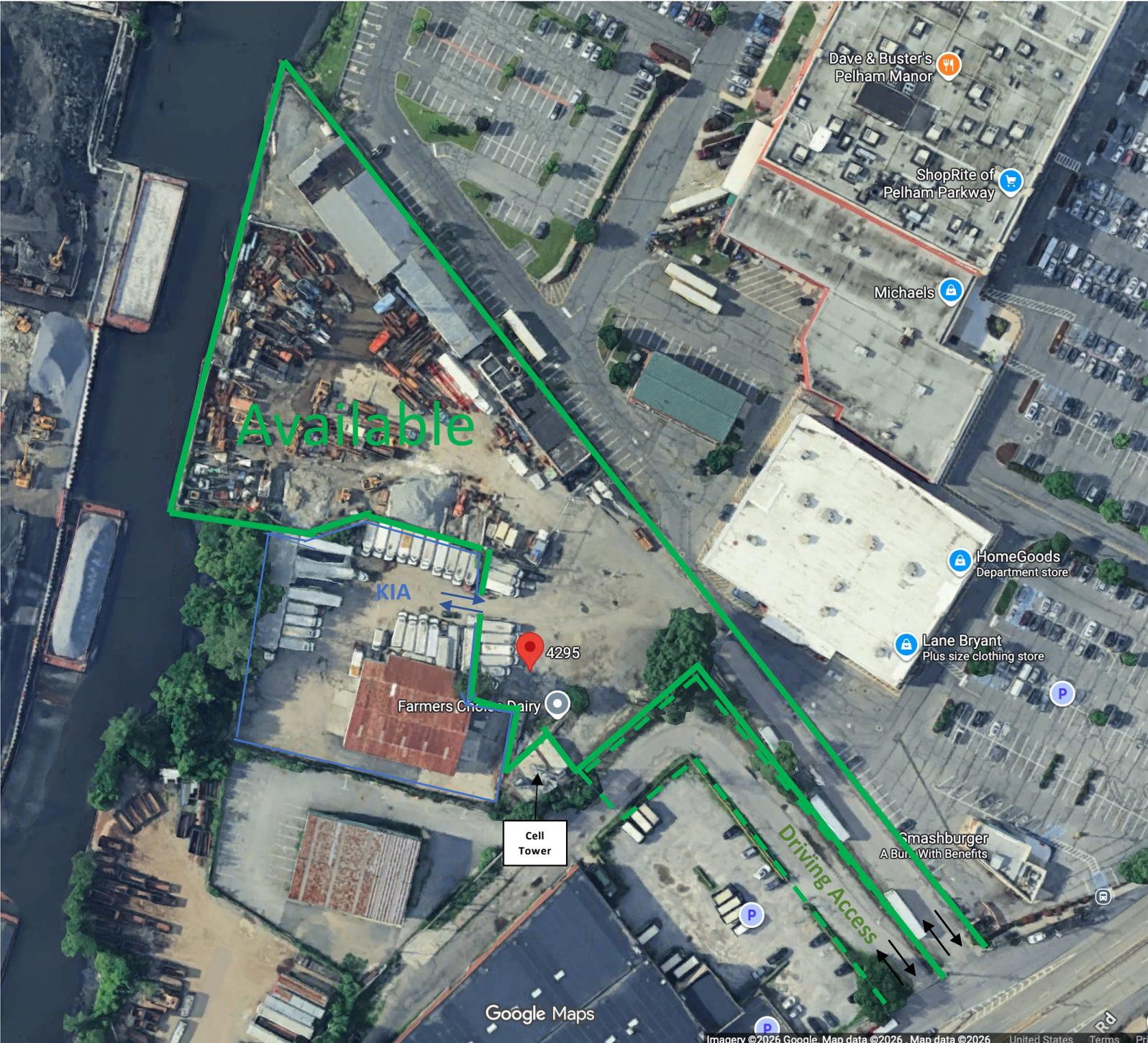
GALLAS SURVEYING GROUP
286 115, ROCKY HILL
NORTH HAVEN, CONNECTICUT, 06460
TEL: 203-424-4700
FAX: 203-768-6814
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
12-06-2019	1"=30'	W.B.	G.S.G./J.R.T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CHECK
12-01-2019	100	76, 80, 90	M.E.K./C.
12-11-2019	1:1	110	M.E.K./C.

FILE NO.: **G18274**
DRAWING NAME/SHEET NO.: **G18274-TL.DWG 1** OF 1

NOT VALID UNLESS EMBOSSED WITH RASTER

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #0012



Available

KIA

4295

Farmers Choice Dairy

Cell Tower

Dave & Buster's Pelham Manor

ShopRite of Pelham Parkway

Michaels

HomeGoods Department store

Lane Bryant Plus size clothing store

Smashburger A Bur. With Benefits

Driving Access

Google Maps

4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

SITE HAS QUICK ACCESS TO:

- 2 Highways 
- 1 State Road 
- 1 Parkway 
- 1 Subway 
- 1 Bus Stop 

Eastchester-Dyre Avenue Station 

4295 BOSTON ROAD


VIA EXIT 13


VIA EXIT 13




VIA EXIT 15

Hutchinson River Pkwy