

EXCELLENT BRONX/PELHAM MANOR INDUSTRIAL LEASING OPPORTUNITY

IDEAL FOR AUTOMOTIVE DEALERSHIP VEHICLE STORAGE

SFG

SOW FIGUEROA GROUP
Property Advisors

160,000 SF Commercial Land | Divisible | \$15 sf/yr



LOCATION: 4295-4301 Boston Rd, Bronx/Pelham Manor, NY 10466

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 160,000 SF; divisible by two-yard spaces each comprised of 90,000 SF and 70,000 SF. The 90,000 SF site consists of two building structures measuring approx. 4,000 SF of warehouse and 2,800 SF office. Both spaces are currently undergoing full-gut rehabilitation (electrical/plumbing...).

LOT SIZE SF: 5.6 Acres

AVAILABLE SF: 160,000 SF | *Divisible 90,000 SF & 70,000 SF yard spaces.

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

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

TRANSPORTATION: I 95 | Henry Hutchinson Parkway
Route 1 | MTA 5 subway

By Appointment Only: Drew R Figueroa

INVESTMENT SALES

COMMERCIAL LEASING

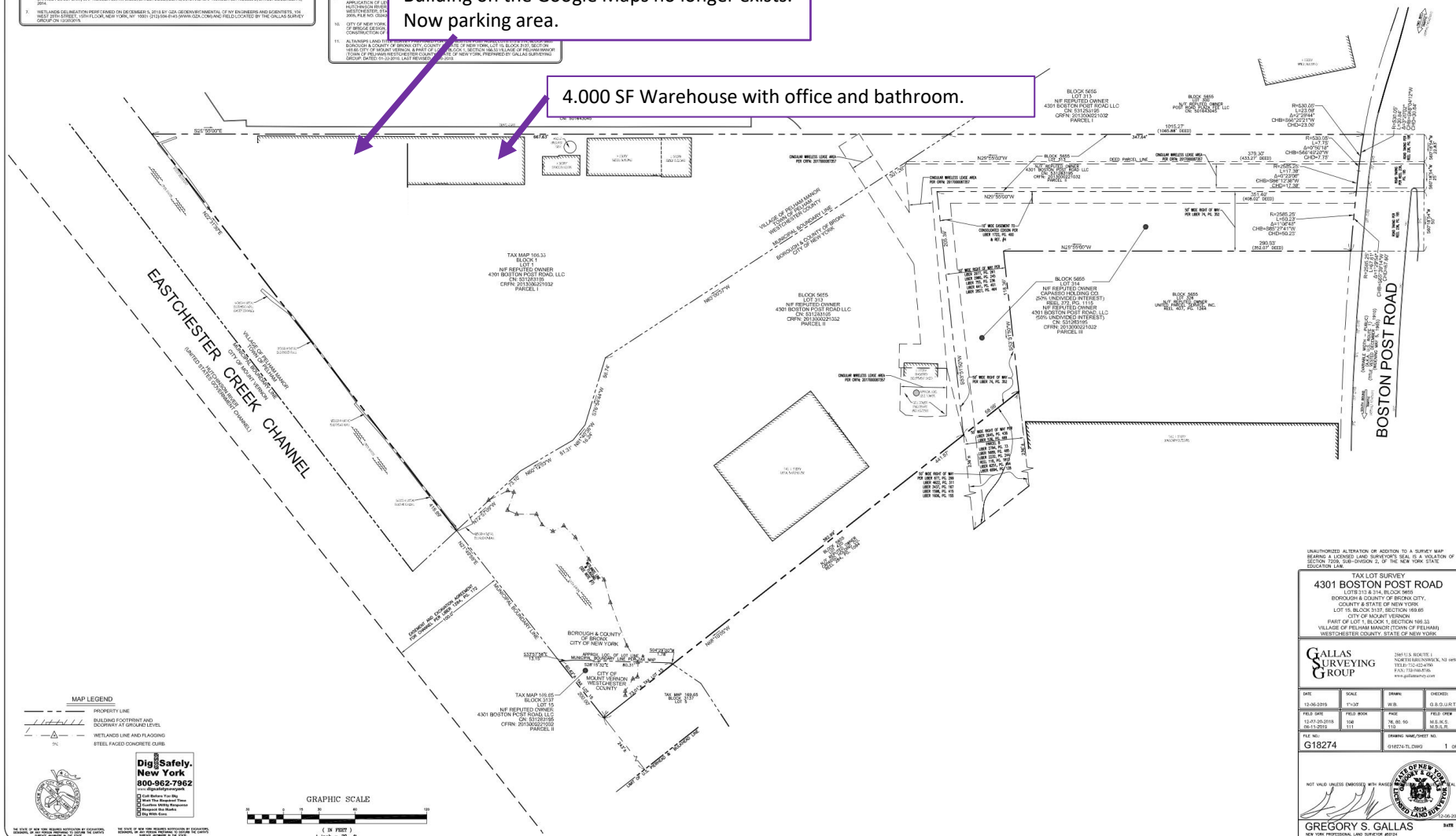
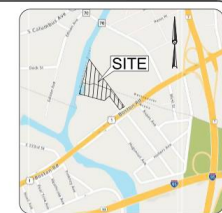
INDUSTRIAL SALES/LEASING

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4.000 SF Warehouse with office and bathroom.

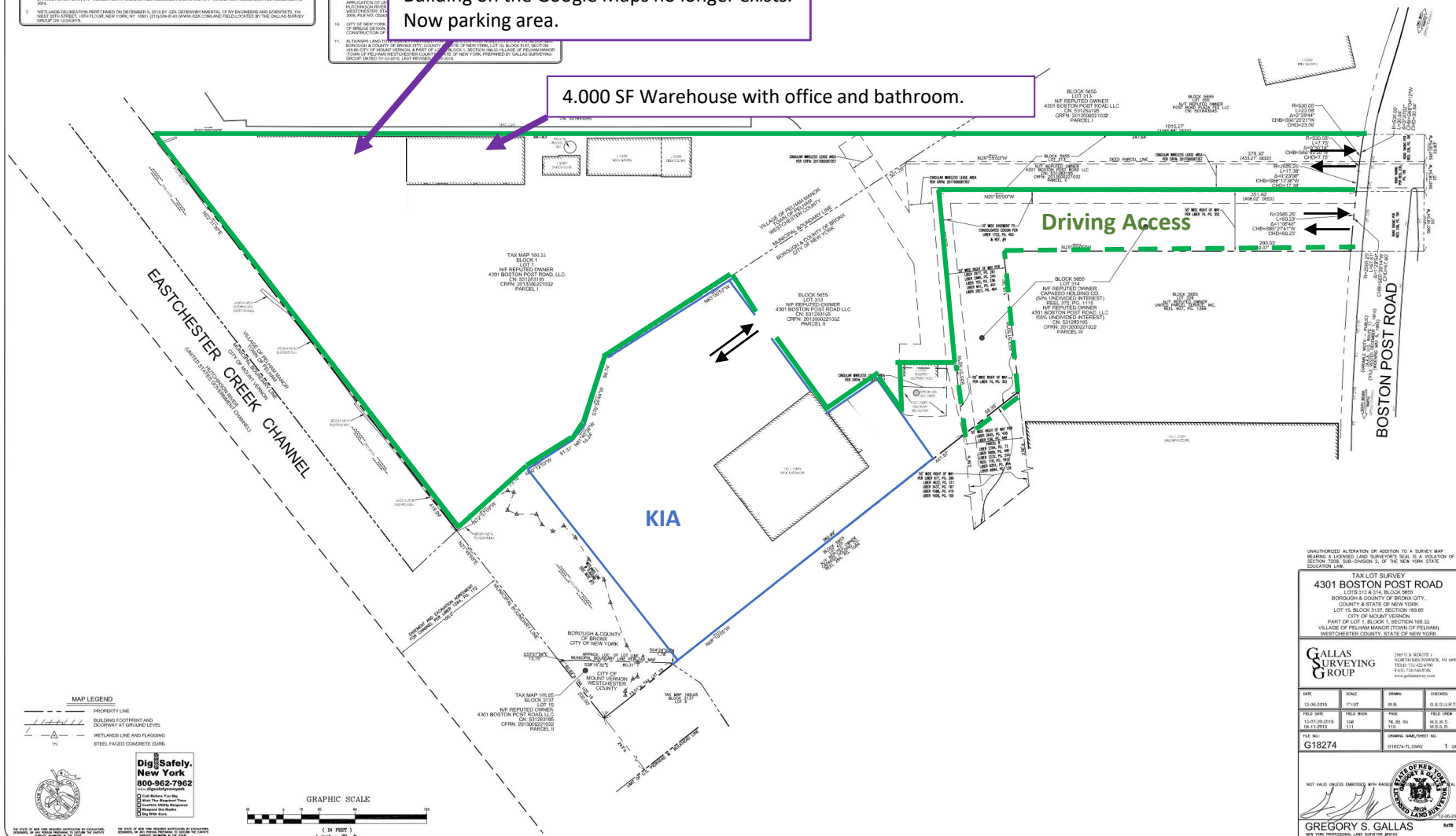
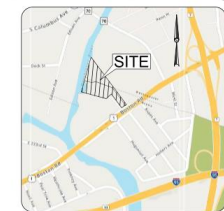


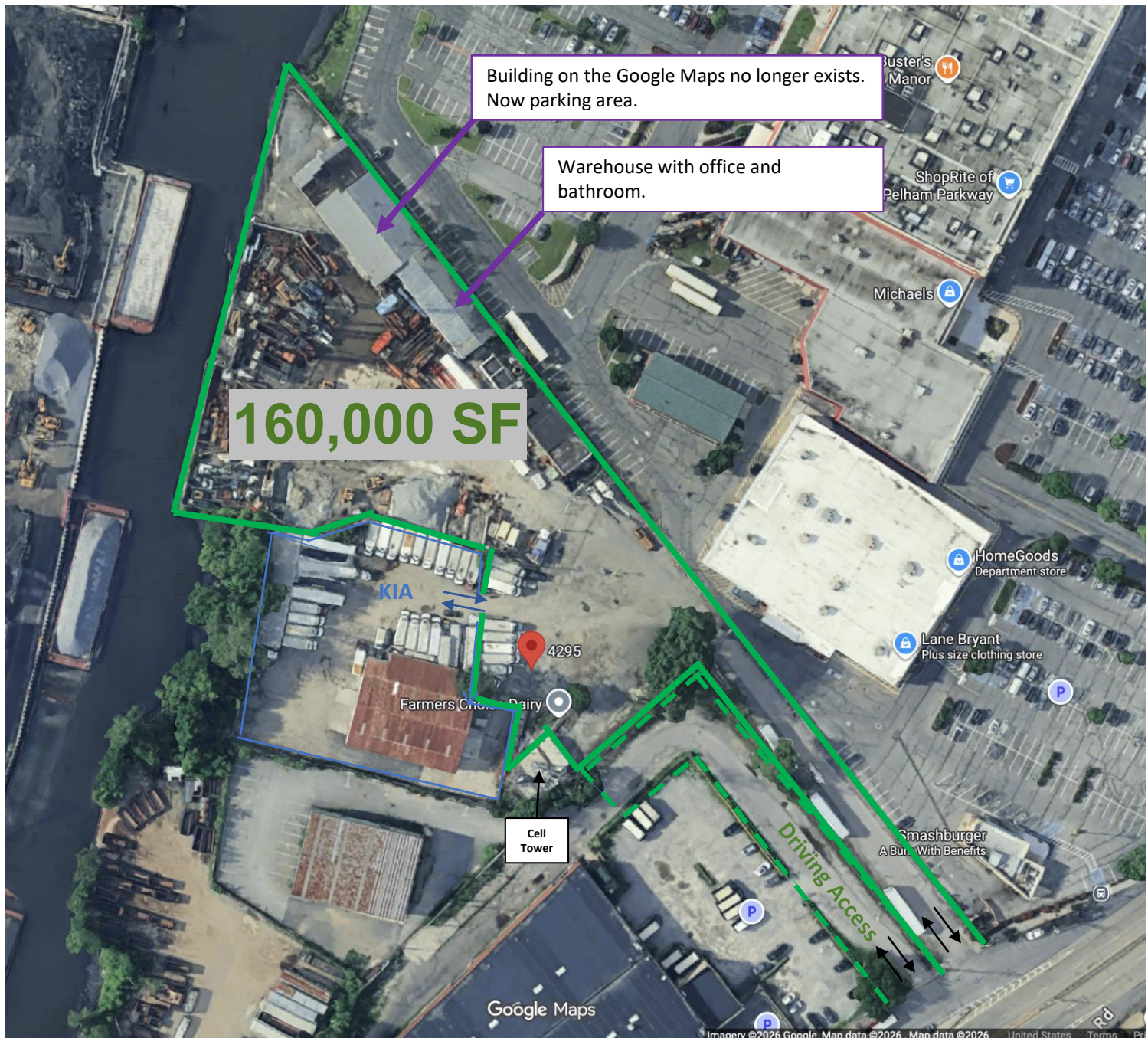
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4.000 SF Warehouse with office and bathroom.

Driving Access





Building on the Google Maps no longer exists.
Now parking area.

Warehouse with office and
bathroom.

160,000 SF

KIA

4295

Farmers Choice Dairy

Cell
Tower

Driving Access

Buster's
Manor

ShopRite of
Pelham Parkway

Michaels

HomeGoods
Department store

Lane Bryant
Plus size clothing store

Smashburger
A Bur. With Benefits

Google Maps

4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

