

150,000 SF Level Land | Divisible | \$15 sf/yr



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 — 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), Henry Hutchinson Parkway and steps from Post Road Plaza and Pelham Manor 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 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 | Henry Hutchinson Parkway |Route 1 | MTA 5 subway

By Appointment Only: Drew R Figueroa

INVESTMENT SALES

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

SOW Figueroa Group Drew R Figueroa | DrewRFigueroa@gmail.com | 917.312.8859 | 244 Madison Avenue, #382, NY, NY 10016

NO

Available

Driving Access

A map showing the location of the proposed water treatment plant. The map features a green line representing the 'EASTCHESTER CREEK CHANNEL' and a dashed line representing the 'UNITED DATES CHANNEL'. A red box highlights the 'VALLEY FLOOR OF THE EASTCHESTER CREEK CHANNEL' and 'CITY OF NEW YORK' area. A green arrow points to the 'WATER TREATMENT PLANT' and 'WATER TREATMENT PLANT CHANNEL'. Labels include 'JORDAN LPP', 'CITY OF NEW YORK', 'VALLEY FLOOR OF THE EASTCHESTER CREEK CHANNEL', 'CITY OF NEW YORK', 'WATER TREATMENT PLANT CHANNEL', and 'UNITED DATES CHANNEL'.

KIA

MAP LEGEND

PROPERTIES

BUILDING
DOCKS

WETLANDS

STEEL FARMS

SCALE



The logo for Dig Safely. New York. It features the words "Dig Safely." in a bold, sans-serif font, with a vertical line through the "i". Below it, "New York" is written in a smaller, bold, sans-serif font. At the bottom, the phone number "800-962-7962" is displayed in a bold, sans-serif font, with the website "www.digsafelynewyork.com" in a smaller, regular, sans-serif font underneath.

THE STATE OF NEW YORK REQUIRES REGISTRATION BY PROFESSIONALS

GRAPHIC SCALE

0 10 20 30 40 50 60

(IN FEET)

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.

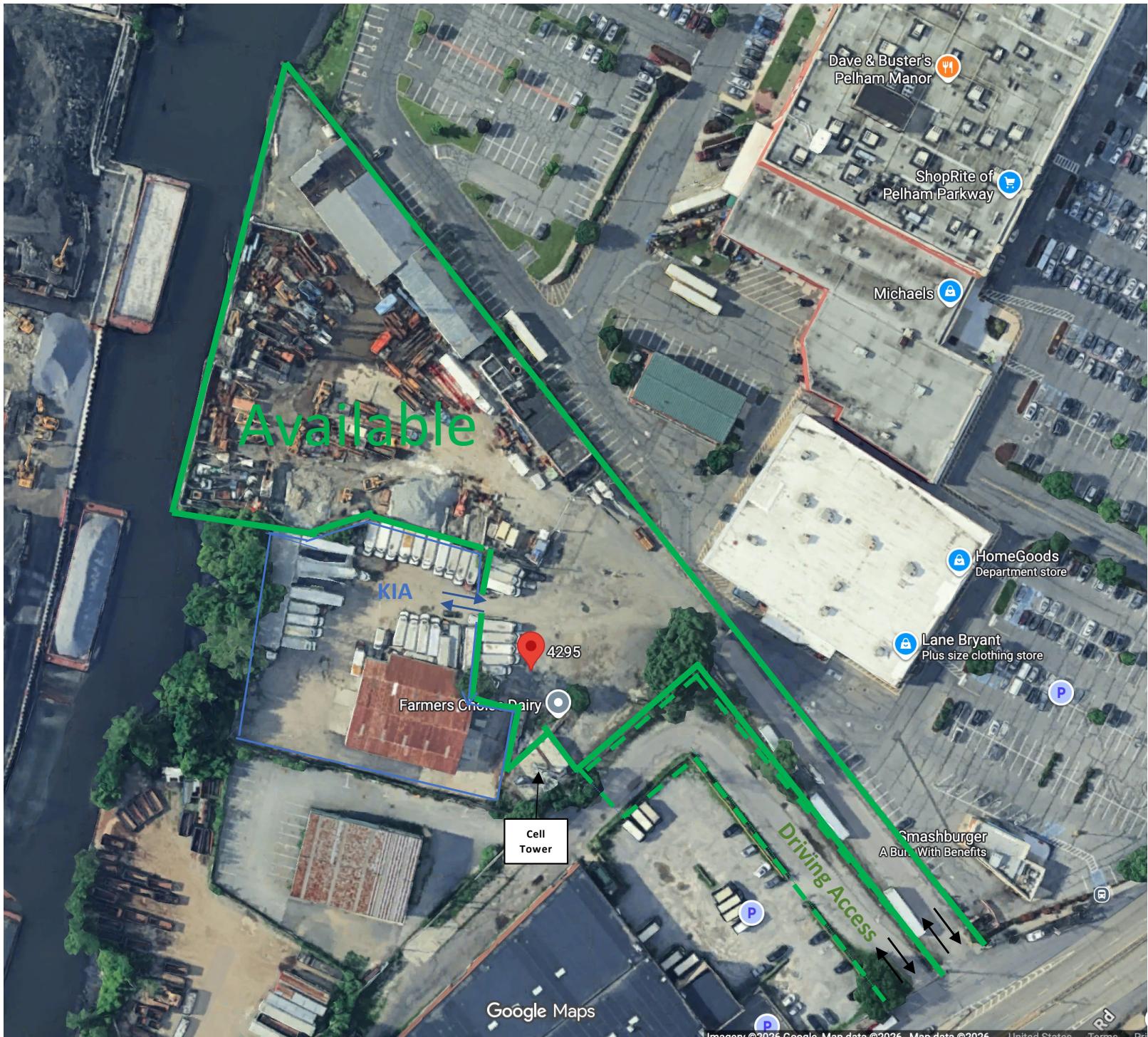
TAX LOT SURVEY
4301 BOSTON POST ROAD
LOTS 313 & 314, BLOCK 5655
BOROUGH & COUNTY OF BRONX CITY,
COUNTY & STATE OF NEW YORK
LOT 15, BLOCK 3137, SECTION 169-65
CITY OF MOUNT VERNON
PART OF LOT 1, BLOCK 1, SECTION 166-33
VILLAGE OF FELHAM MANOR (TOWN OF FELHAM)

WESTCHESTER COUNTY, STATE OF NEW YORK			
GALLAS SURVEYING GROUP			
2461 U.S. ROUTE 1 NORTHWHITEHORN, NY 10592 TEL: 914-274-2500 FAX: 914-274-0005 www.gallasgroup.com			
DATE	SCALE	DRAWN	CHECKED
12-26-2019	1"=3'	W.B.	Q.B.Q.R.T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CHECK
12-27-2019 12-27-2019	111	76, 80, 90 113	M.S.K. M.S.K.
FILE NO.		DRAWING NAME/SHEET NO.	
G18274		G18274-TLWDQ 1 OF 1	

STATE OF NEW YORK
GREGORY S. GALLAS
LICENSED LAND SURVEYOR
2012-2015
2-26-2015
DATE

NOT VALID UNLESS EMBOSSED WITH RAISED
RELIEF

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #20124



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

5

4295
BOSTON ROAD


VIA EXIT 13


VIA EXIT 13



HUGUENOT AVE
MCOWEN AVE
ROPE'S AVE


VIA EXIT 15

Hutchinson
River
Pkwy