



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.

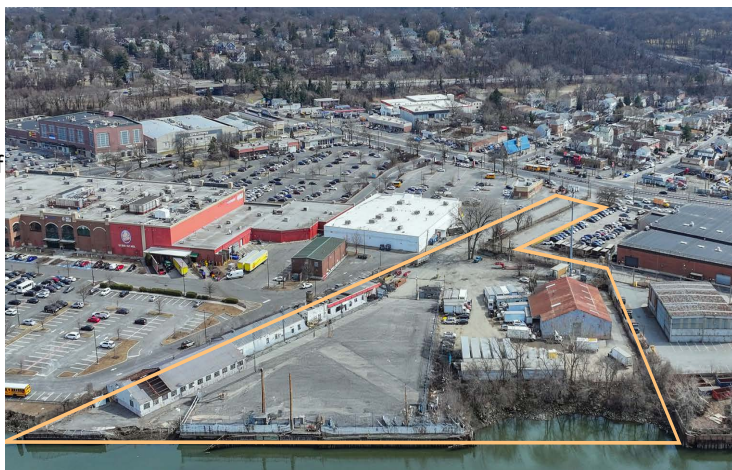
ZONING: Industrial | M3

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

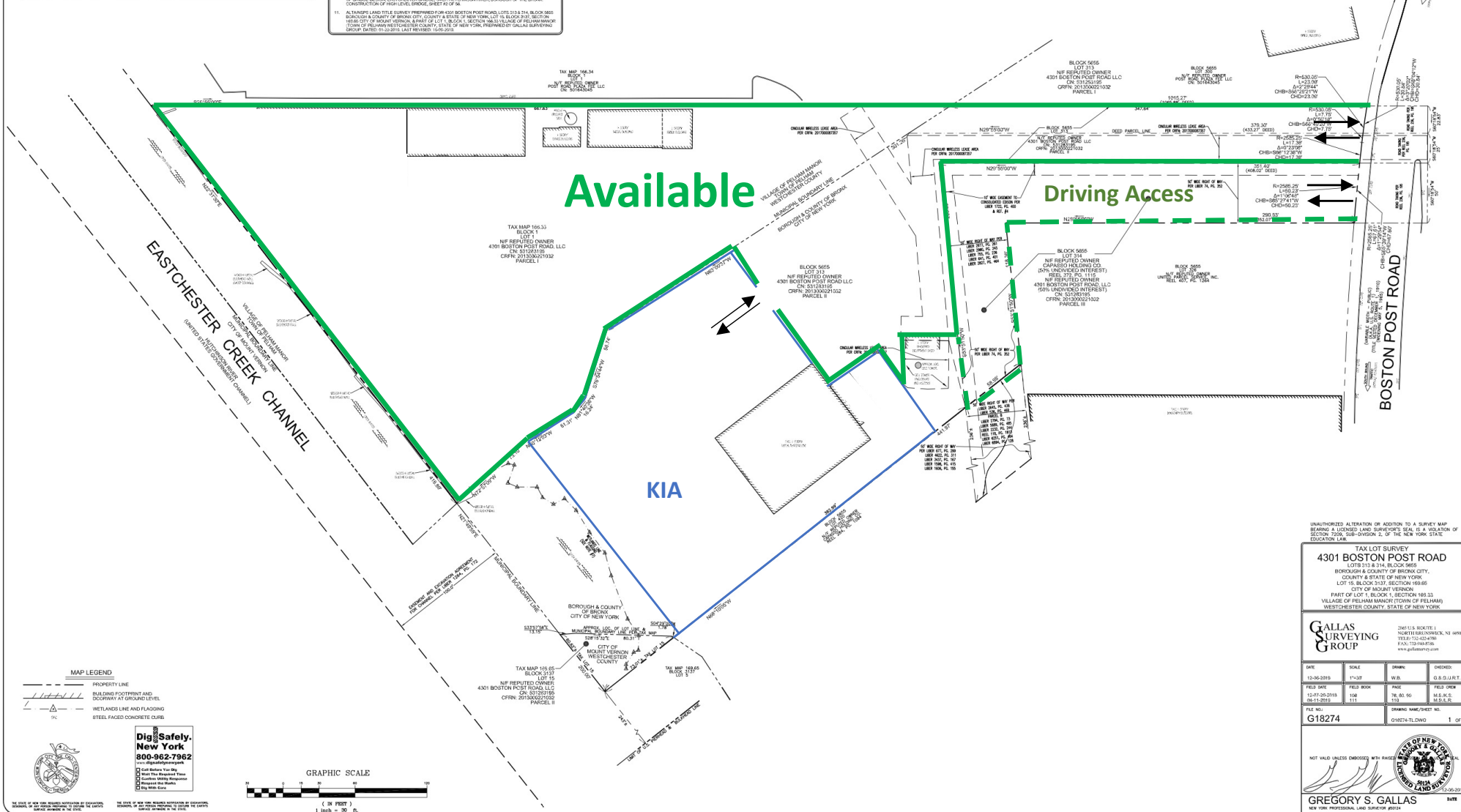
INVESTMENT SALES

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

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

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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.

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 169.33
 VILLAGE OF PELHAM MANOR (TOWN OF PELHAM)
 WESTCHESTER COUNTY, STATE OF NEW YORK

GALLAS
SURVEYING
GROUP

| | | | |
|---|--------------------------|---|---------------------------|
| DATE 12-06-2019 | SCALE 1"=30' | DRAWN W.B. | CHECKED G.S.G. |
| FIELD DATE 12-07-20-2018 04-11-2019 | FIELD BOOK 100 111 | PAGE 76, 80, 50 110 | FIELD M.E.A. M.C.A. |
| FILE NO: G18274 | | DRAWING NAME/SHEET NO. G18274-TLWDWG | |

STATE OF NEW YORK



NOT VALID UNLESS EMBOSSED WITH RAISED

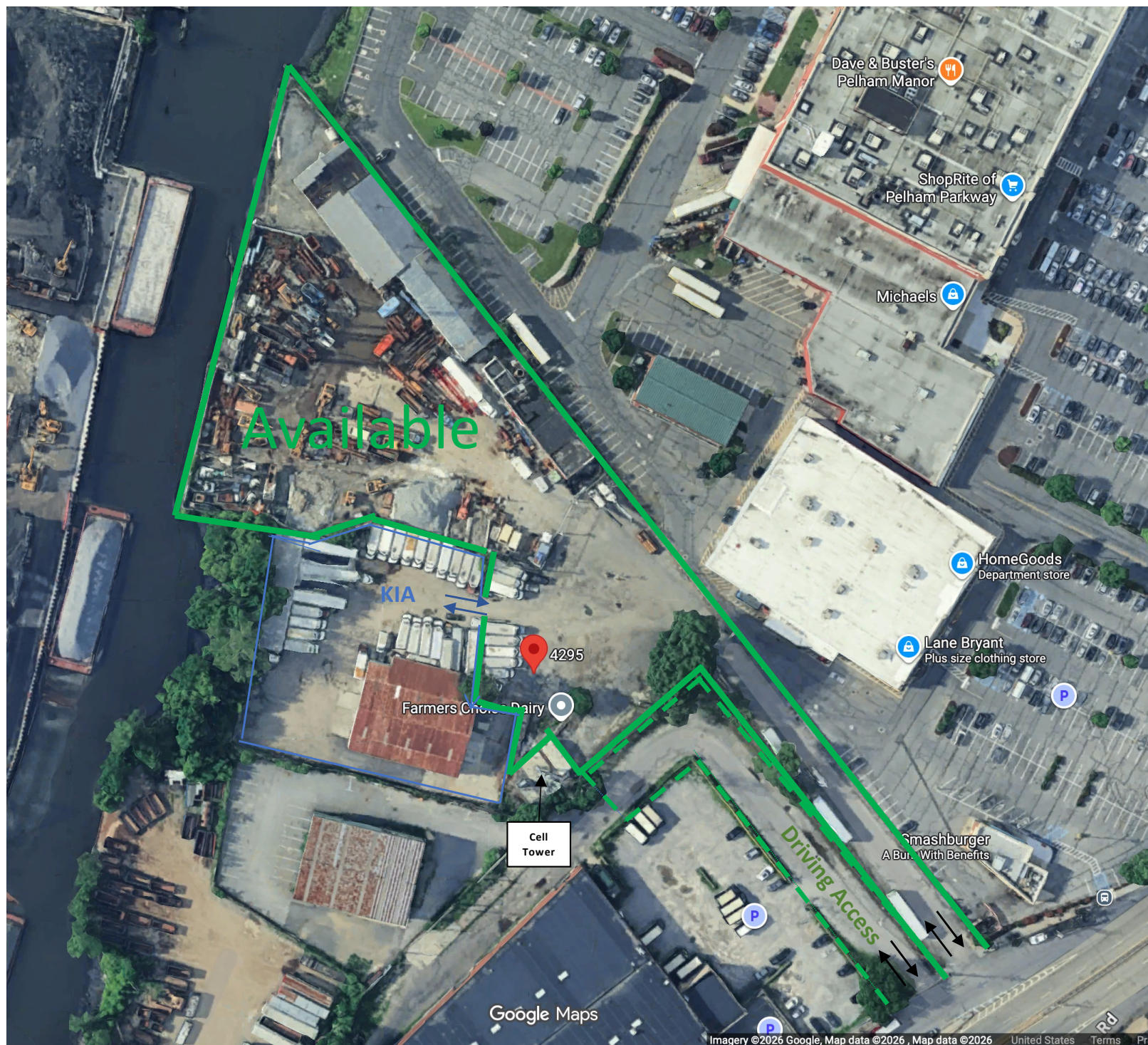
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DATE _____

GREGORY S. GALLAS

NEW YORK PROFESSIONAL LAND SURVEYOR #50124



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



VIA EXIT 15

EDISON AVE

DOCK ST

S COLUMBUS AVE

BOSTON ROAD

HUGUENOT AVE

MCOWEN AVE

ROPES AVE

PELHAM PKWY

Hutchinson
River
PkwY