

EXCELLENT BRONX/PELHAM MANOR INDUSTRIAL LEASING OPPORTUNITY

SFG

SOW FIGUEROA GROUP
Property Advisors

IDEAL FOR AUTO DEALERSHIP VEHICLE AND FLEET STORAGE

160,000 SF Level 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.

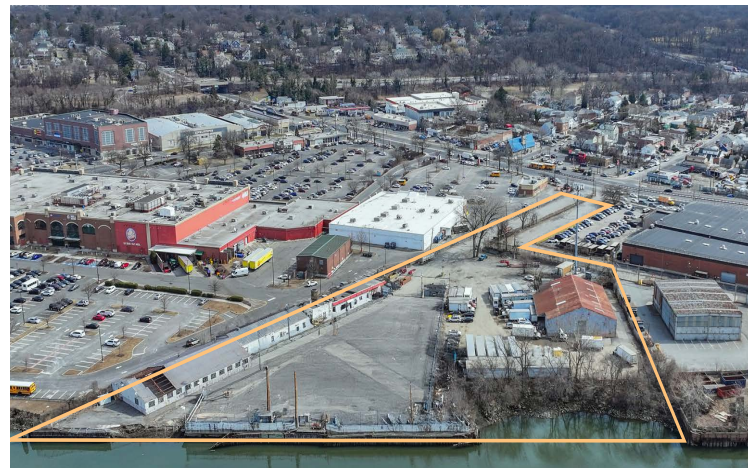
ZONING: Industrial | M3

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

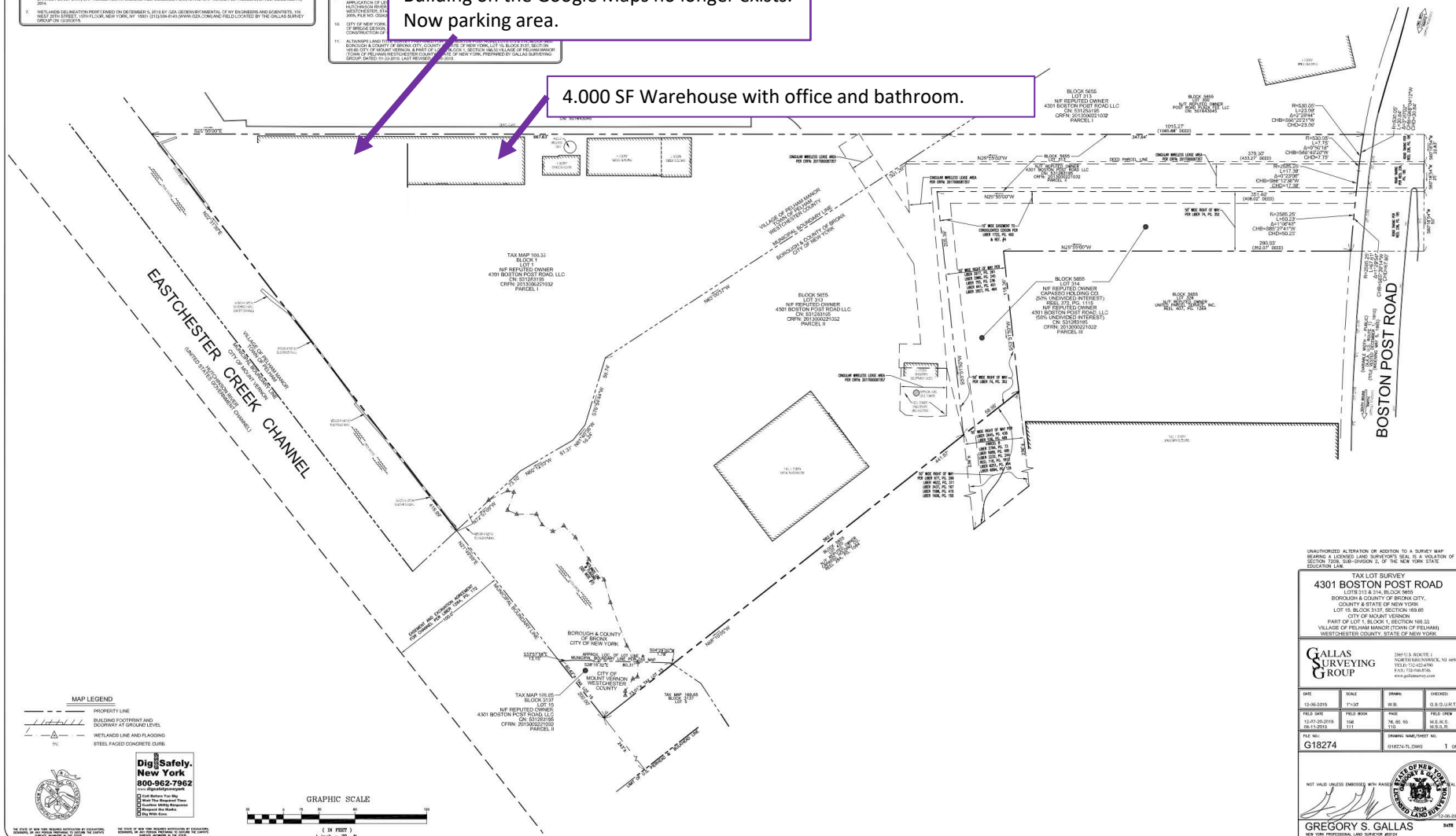
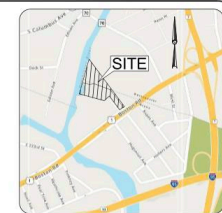
INDUSTRIAL SALES/LEASING

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

- 1 THE STREET FOR THE HIGHWAY TO BRIDGE THE METES AND BOUNDS AND FOR LOTS 12, 13 & 14 IN BLOCK 58, LOT 1, BLOCK 1, & 2
2 1900 PLYMOUTH AND 1607 HIGHWAY 200
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4.000 SF Warehouse with office and bathroom.



NOTES:

- IT IS THE INTENT FOR THIS PLAN TO SHOW THE METES AND BOUNDS AND AREA OF LOTS 1 & 2 IN BLOCK 1655, LOT 1 IN BLOCK 1656 AND THE BUILDINGS THEREON, AND TO BE USED FOR THE PURPOSES OF THE CITY OF NEW YORK OFFICE OF THE CLERK OF THE BOARD OF TAXATION AND ASSESSMENT.
- PROPERTY MAPS ALL LOTS 1 & 2 IN BLOCK 1655 AND LOTS 1 & 2 IN BLOCK 1656 ARE SHOWN ON THE NEW YORK CITY OFFICIAL TAX MAP, HAVING AN EFFECTIVE DATE OF JANUARY 1, 2014.
- AREA:
LOT 1 IN BLOCK 1655: 15,544 S.F.
LOT 2 IN BLOCK 1655: 15,544 S.F.
LOT 1 IN BLOCK 1656: 15,544 S.F.
LOT 2 IN BLOCK 1656: 15,544 S.F.
- THIS MAP WAS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY ROYAL ANTONI OF NEW YORK LLC AS AGENT FOR THE CITY OF NEW YORK, THE BUREAU OF TAXATION, TITLE NO. 1711, DATED JANUARY 1, 2014.
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY EXCAVATION IS BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, DEPTH AND TYPE BY THE PROPERTY OWNER'S COMPANY.
- BY GRANTING THIS TITLE, THE PARTIES HERETO, THE CITY OF NEW YORK, THE BUREAU OF TAXATION, TITLE NO. 1711, DATED JANUARY 1, 2014, HAVE AGREED TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP, AND TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP, AND TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP.
- IT IS HEREBY CERTIFIED THAT THE PARTIES HERETO, THE CITY OF NEW YORK, THE BUREAU OF TAXATION, TITLE NO. 1711, DATED JANUARY 1, 2014, HAVE AGREED TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP, AND TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP.

REFERENCES:

- SECTION MAPS ALL PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOARD OF TAXATION, TOPOGRAPHICAL SURVEY, AMENDED AND CORRECTED TO AUGUST 1, 1993.
- SECTION MAPS ALL PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOARD OF TAXATION, TOPOGRAPHICAL SURVEY.
- SECTION MAPS ALL PROVIDED BY THE CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOARD OF TAXATION, TOPOGRAPHICAL SURVEY.
- ALBANY AND THE BUREAU OF TAXATION, TITLE NO. 1711, DATED JANUARY 1, 2014, HAVE AGREED TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP, AND TO WAIVE ALL RIGHTS, CLAIMS AND DEMANDS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE OR REScind THIS MAP.
- MAP AMEND IN THE APPLICATION OF CITY OF NEW YORK OFFICE OF THE PRESIDENT OF THE BOARD OF TAXATION, TOPOGRAPHICAL SURVEY, AMENDED AND CORRECTED TO AUGUST 1, 1993.
- PLAN OF SURVEY FOR CHICHESTER CREEK, PREPARED BY CHICHESTER CREEK, DATED MAY 1, 1993.
- BOUNDARY & PARTIAL TOPOGRAPHICAL SURVEY, CITY OF NEW YORK, TITLE NO. 1711, DATED JANUARY 1, 2014.
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- BOUNDARY & PARTIAL TOPOGRAPHICAL SURVEY, CITY OF NEW YORK, TITLE NO. 1711, DATED JANUARY 1, 2014.

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

4.000 SF Warehouse with office and bathroom.

Driving Access

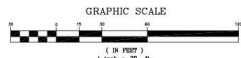
KIA

EASTCHESTER CREEK CHANNEL
BORDERED BY NEW YORK STATE CHANNEL

BOSTON POST ROAD



Digi-Safely
New York
800-962-7962
www.digisafely.com



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2205, SUB-DIVISION 3, OF THE NEW YORK STATE EDUCATION LAW.

TAX LOT SURVEY
4301 BOSTON POST ROAD
LOT 1 IN BLOCK 1655
BROOKLYN COUNTY OF NEW YORK
CITY OF NEW YORK
LOT 1 IN BLOCK 1655, SECTION 1655.33
PART OF LOT 1, BLOCK 1, SECTION 1655.33
VILLAGE OF FLEMINGHAM (TOWN OF FLEMINGHAM)
WESTCHESTER COUNTY, STATE OF NEW YORK

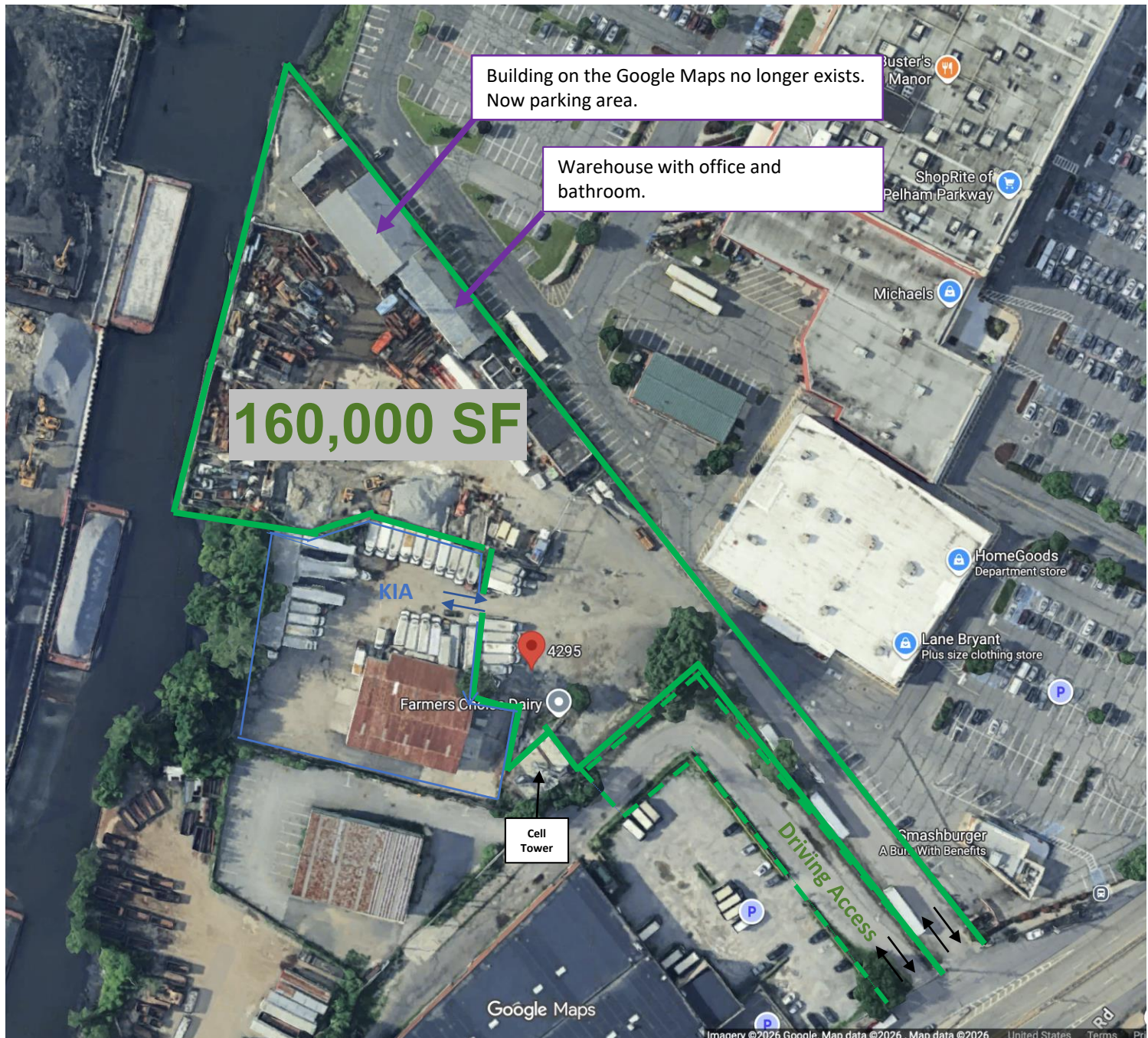
GALLAS SURVEYING GROUP
2041 S. ROUTE 1
ROCKY HILL, CONNECTICUT 06067
TEL: 860-261-1111
FAX: 860-261-1111
www.gallasurveying.com

DATE	SCALE	DRAWN	CHECKED
12-06-2016	1"=50'	W.B.	W.B.
12-01-2016	1"=50'	W.B.	W.B.
12-01-2016	1"=50'	W.B.	W.B.

FILE NO.
G18274

NOT VALID UNLESS EMPOWERED WITH R.A.S. SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR 20114



4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

