

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



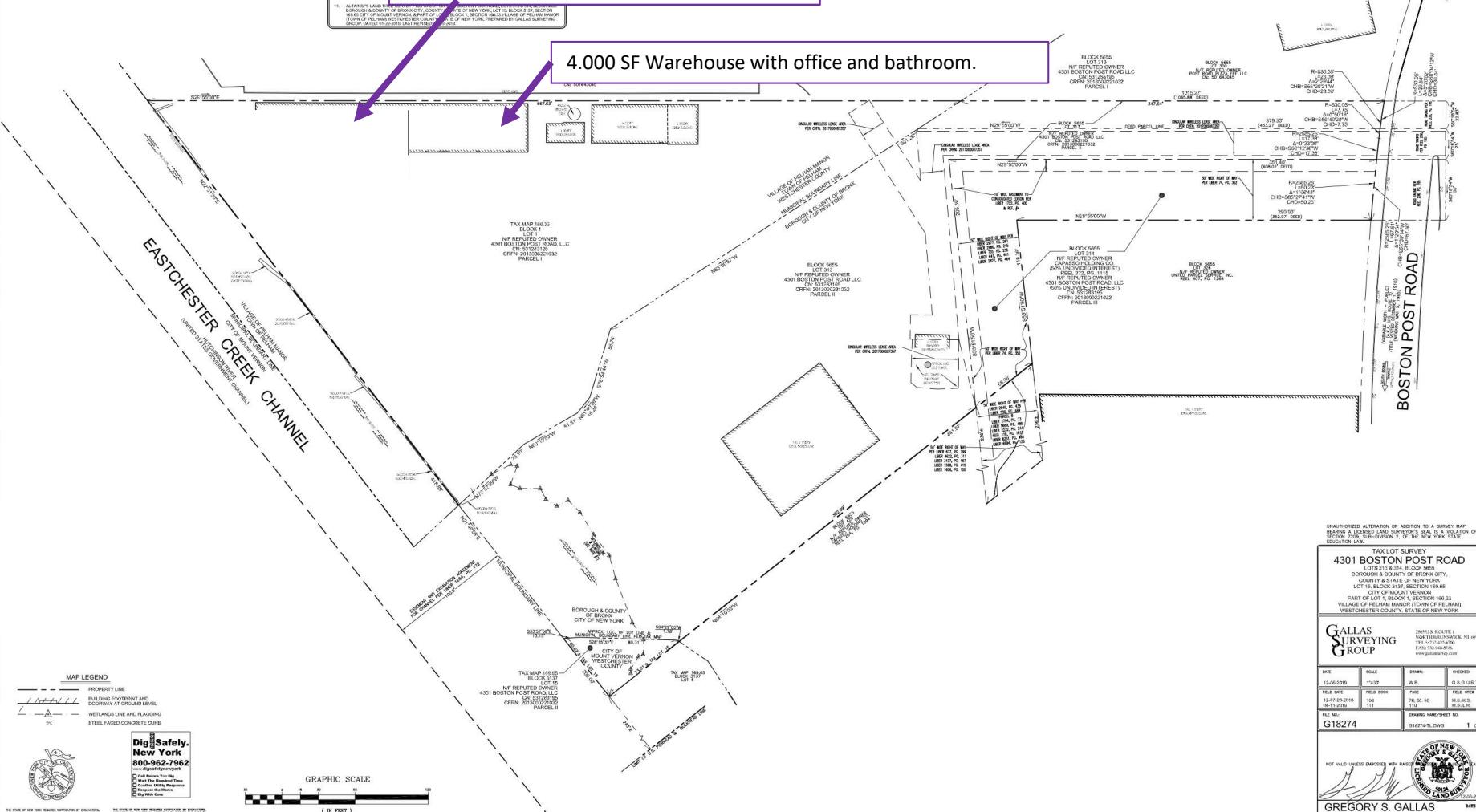
**ADJACENT TO POST ROAD PLAZA & PELHAM MANOR PLAZA:**  
Michael's, Smash Burger, Dave & Buster's, ShopRite, Citi Bank, Home Goods, BJ's, PetSmart...

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

By Appointment Only: Drew R Figueroa

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

4.000 SF Warehouse with office and bathroom.







# 4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

