



SOW Figueroa Group is pleased to offer its most recent Exclusive Listing, an excellent industrial outdoor storage leasing opportunity at 4295 and 4301 Boston Rd, Bronx, Pelham Manor, NY. 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 Boston Road Plaza and Pelham Manor Plaza, the property sits at the nexus of the Bronx and Southern Westchester's most active growth corridor.

LOCATION: 4295-4301 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.

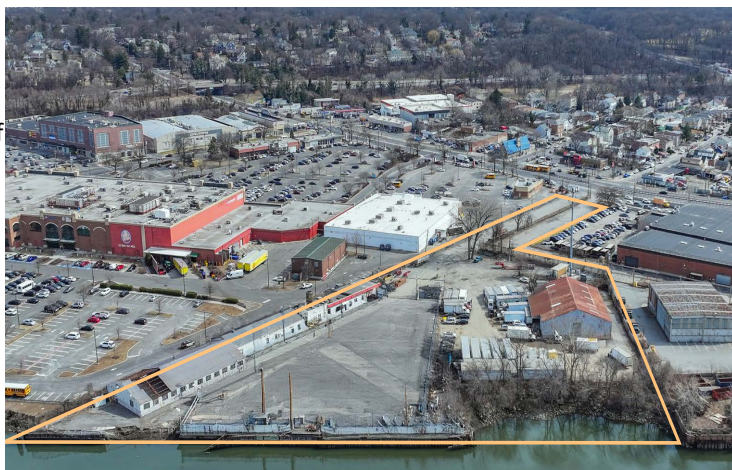
ZONING: Industrial | M3

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: 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

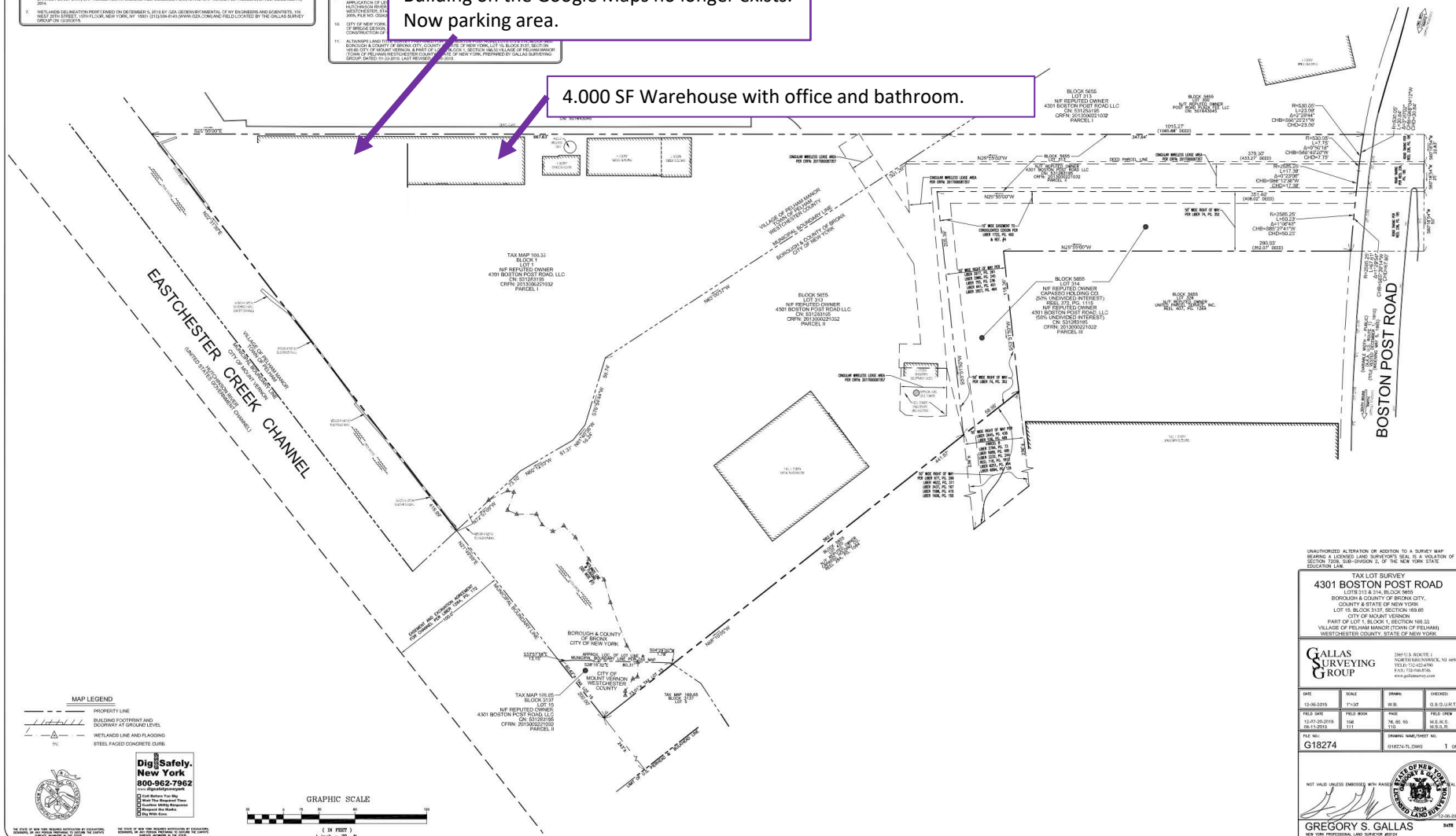
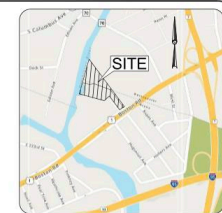
INDUSTRIAL SALES/LEASING

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

- 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
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4.000 SF Warehouse with office and bathroom.

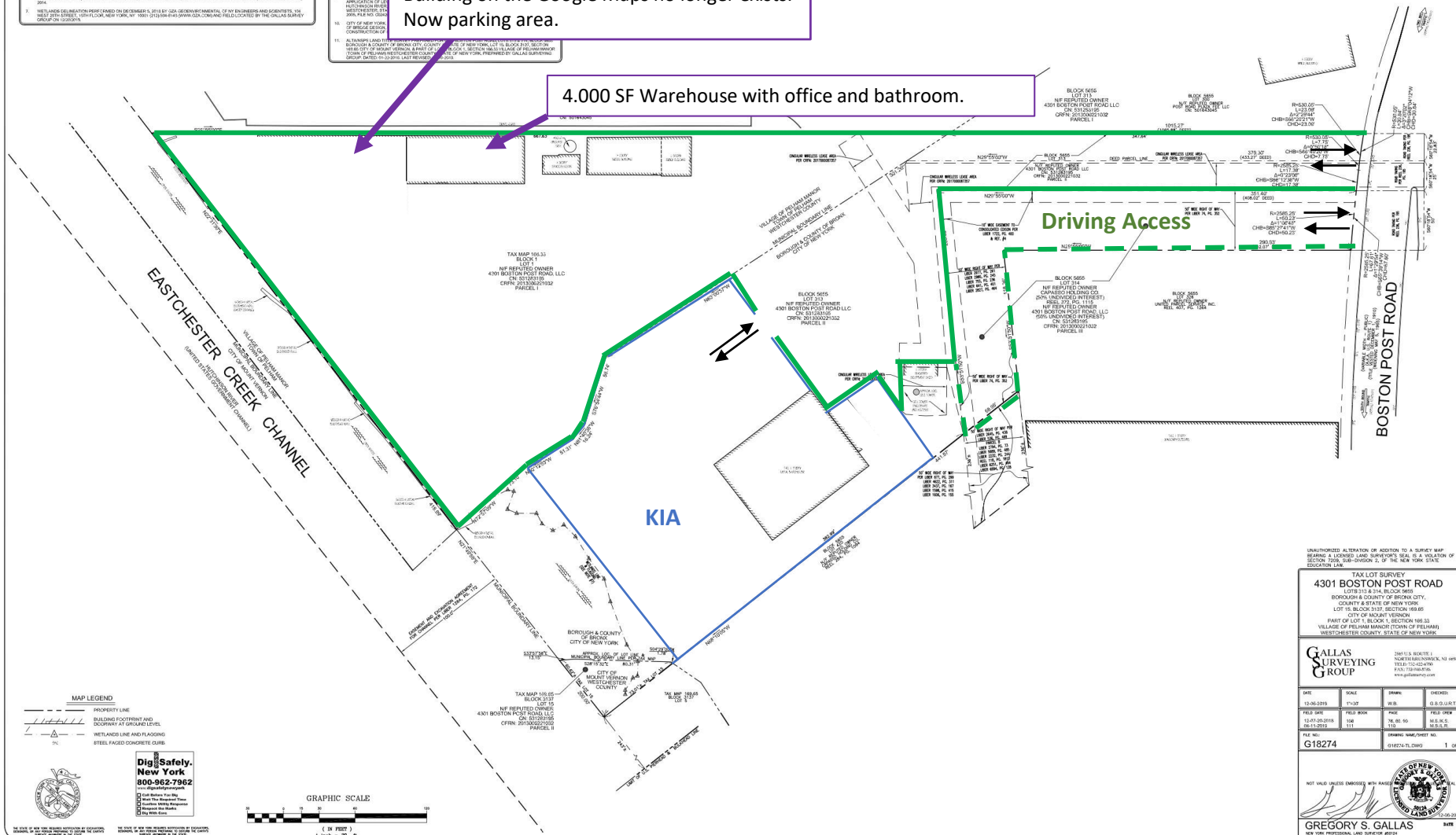


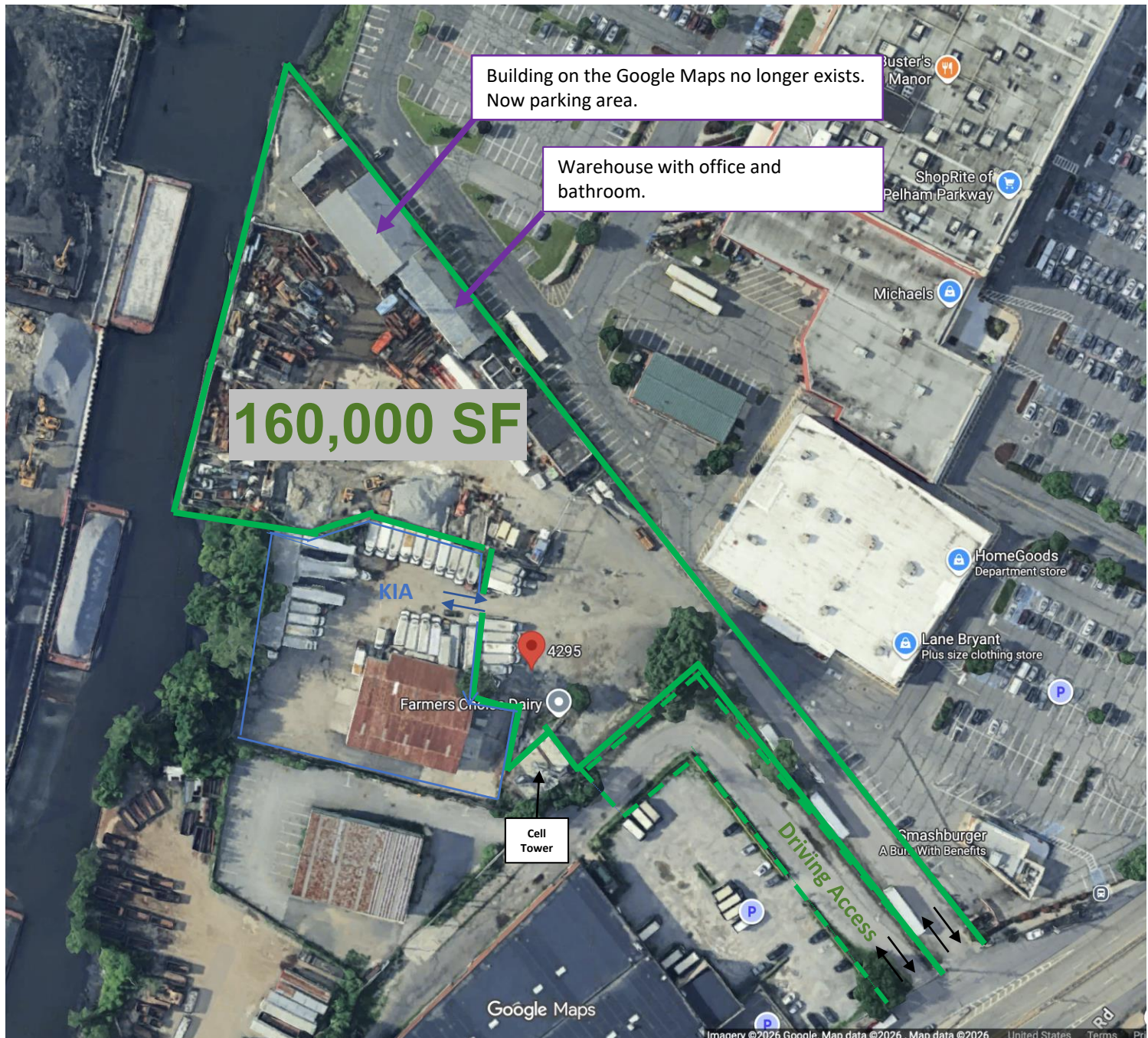
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4.000 SF Warehouse with office and bathroom.

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

Google Maps

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4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

