

160,000 SF Level Land | Divisible | \$15 sf/yr



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

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

4.000 SF Warehouse with office and bathroom.

MAP LEGEND

— PROPERTY LINE

||||| BUILDING FOOTPRINT AND  
DRIVeway AT GROUND LEVEL

/ — A — WETLANDS LINE AND FLAGGING

% STEEL FACED CONCRETE CURB



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP  
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION  
SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE  
EDUCATION LAW.

TAX LOT SURVEY  
**4301 BOSTON POST ROAD**  
LOT# 313 & 314, BLOCK 5465  
BOROUGH & COUNTY OF BRONX CITY,  
COUNTY & STATE OF NEW YORK  
LOT 15, BLOCK 5137, 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**

TELE: 732-422-6700  
FAX: 732-546-8785

www.gallagher.com

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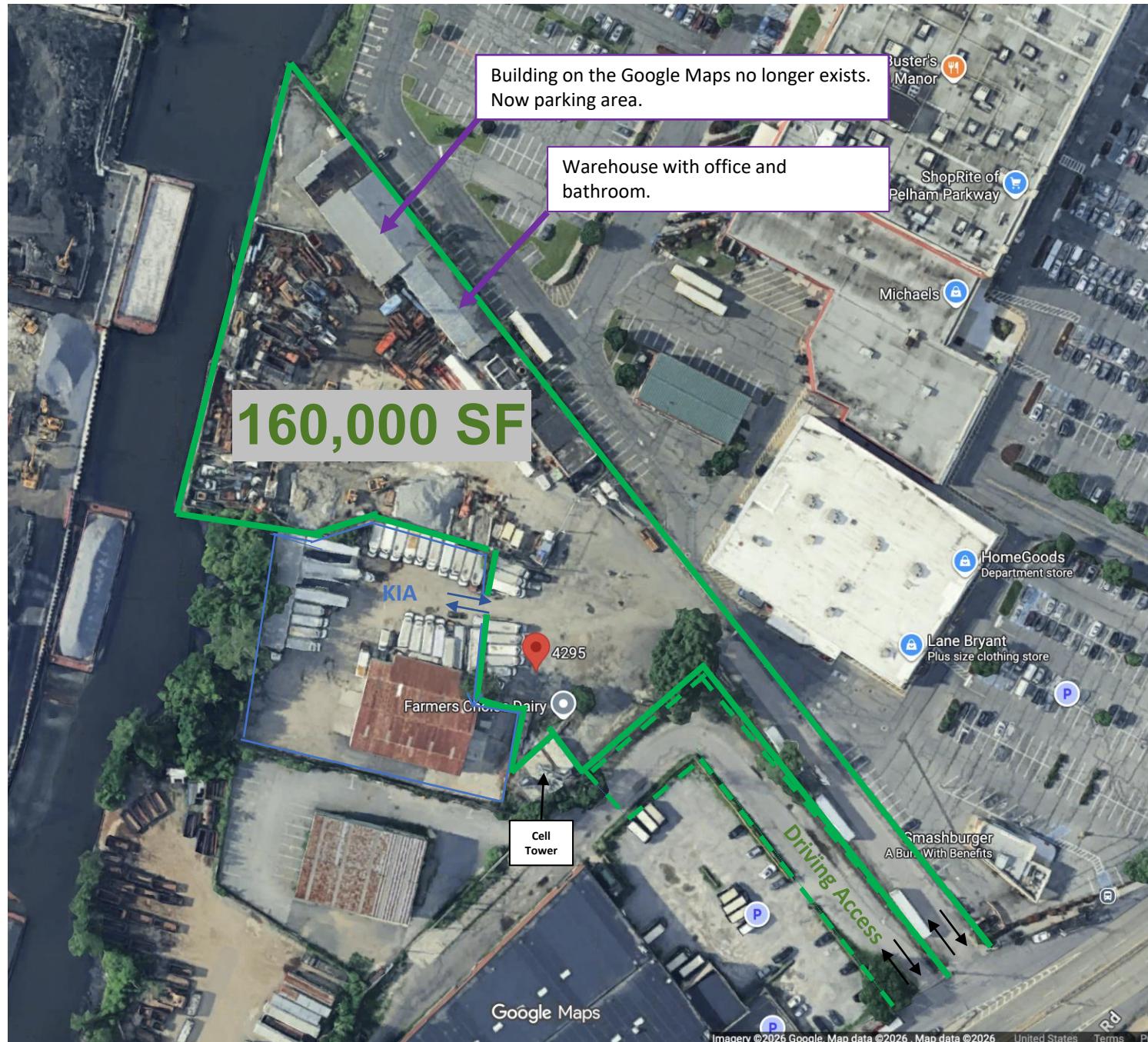
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GREGORY S. GALLAS

NEW YORK PROFESSIONAL LAND SURVEYOR #50124





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

