



## PRIME WAREHOUSE SPACE AVAILABLE FOR LEASE

# 919 West Street

PELHAM MANOR, NY 10803

**10,000**  
SQFT

**\$19.50 PSF MG**  
OFFERED AT

- Warehouse space located on the Pelham/Bronx border
- 100' x 100' floor plan - pillars 25' apart
- 4 Gas powered Modine HVAC blowers
- 4 Loading docks that can be used simultaneously
- Over 12' high ceilings for stacking inventory
- Paved and fenced yard for parking
- Small office with HVAC
- 2 Bathrooms
- Fully sprinklered
- Constructed in 1987
- Working windows
- Excellent location & super clean



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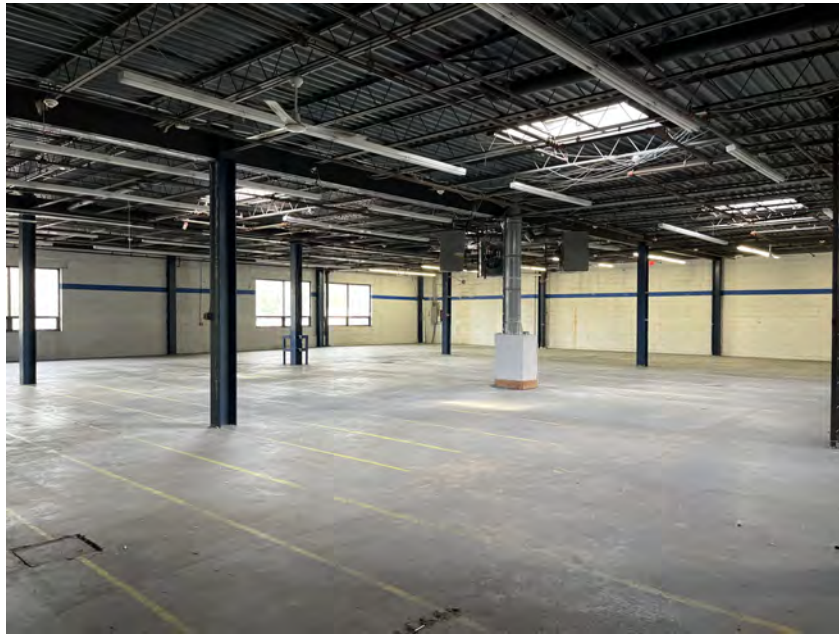


**HOULIHAN LAWRENCE**  
COMMERCIAL

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## PHOTOS





# Discover Pelham



**12,510**  
POPULATION

**17**  
MILES TO NYC

**2.4**  
SQUARE MILES



## TOWN OF PELHAM

Pelham was founded in 1654 when Thomas Pell signed a treaty with the Siwanoy Indians and purchased more than 9000 acres that extended from parts of the Bronx north to Mamaroneck.

Formed in 1788, the Town of Pelham is the oldest and smallest in Westchester County. It consists of a single unified school district and two villages, Pelham and Pelham Manor, with a combined population of over 12,000 – a number that has not changed since 1940.

Developed as a suburb beginning in the late 1800's, Pelham's neighborhoods consist of various historic architectural styles ranging from shingle-style Victorians to Tudor Revival. Pelham's historic train station offers an easy 29-minute commute to Grand Central Station.

## PARKS & RECREATION

Pelham offers more than 70 recreational facilities and programs for every age group, including swimming, tennis, football, hockey

basketball & Little League. There are many supervised playground activities, scouting groups and a summer day camp. An active Senior Citizen Group meets weekly. The Richard Daronco Town House serves as a community center. Private facilities are located at the Pelham Country Club and Travers Island, the outdoor facility of the New York Athletic Club on Long Island Sound.

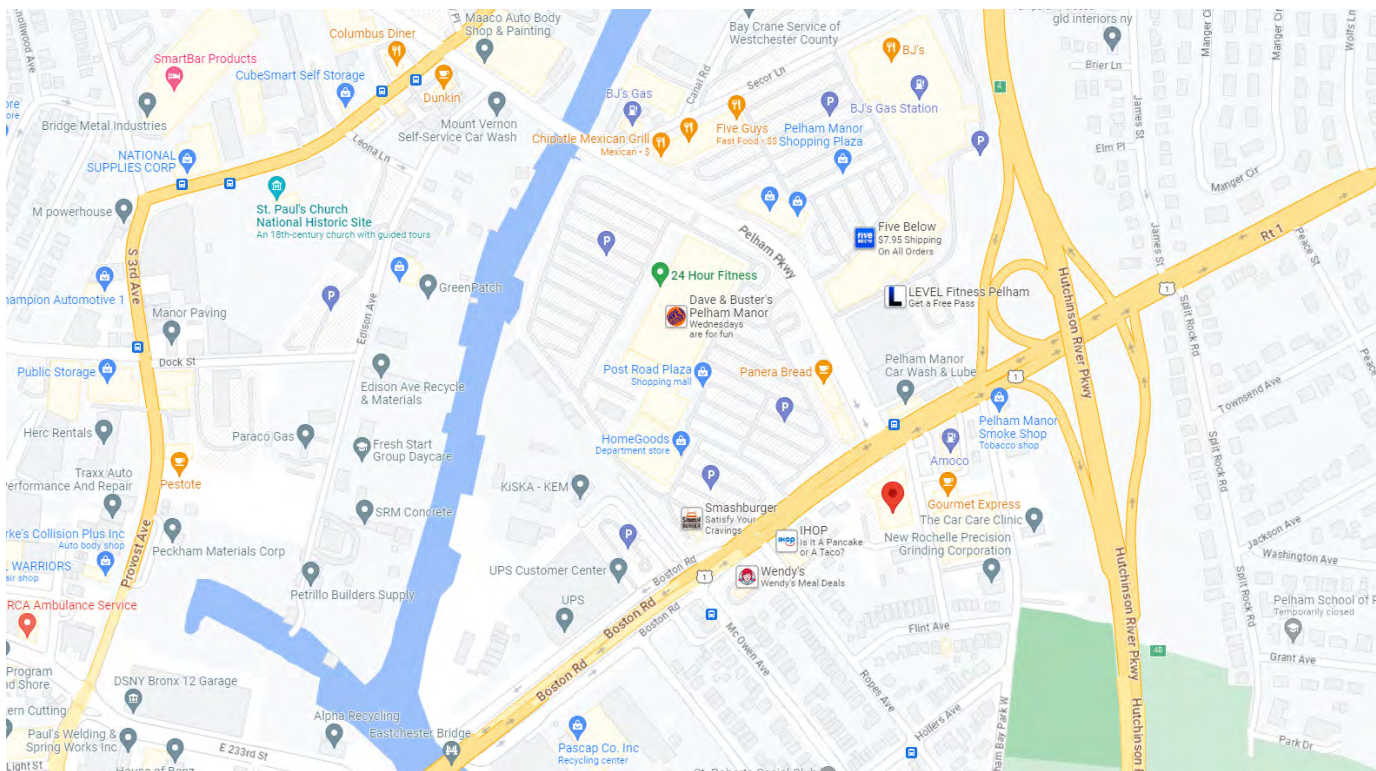
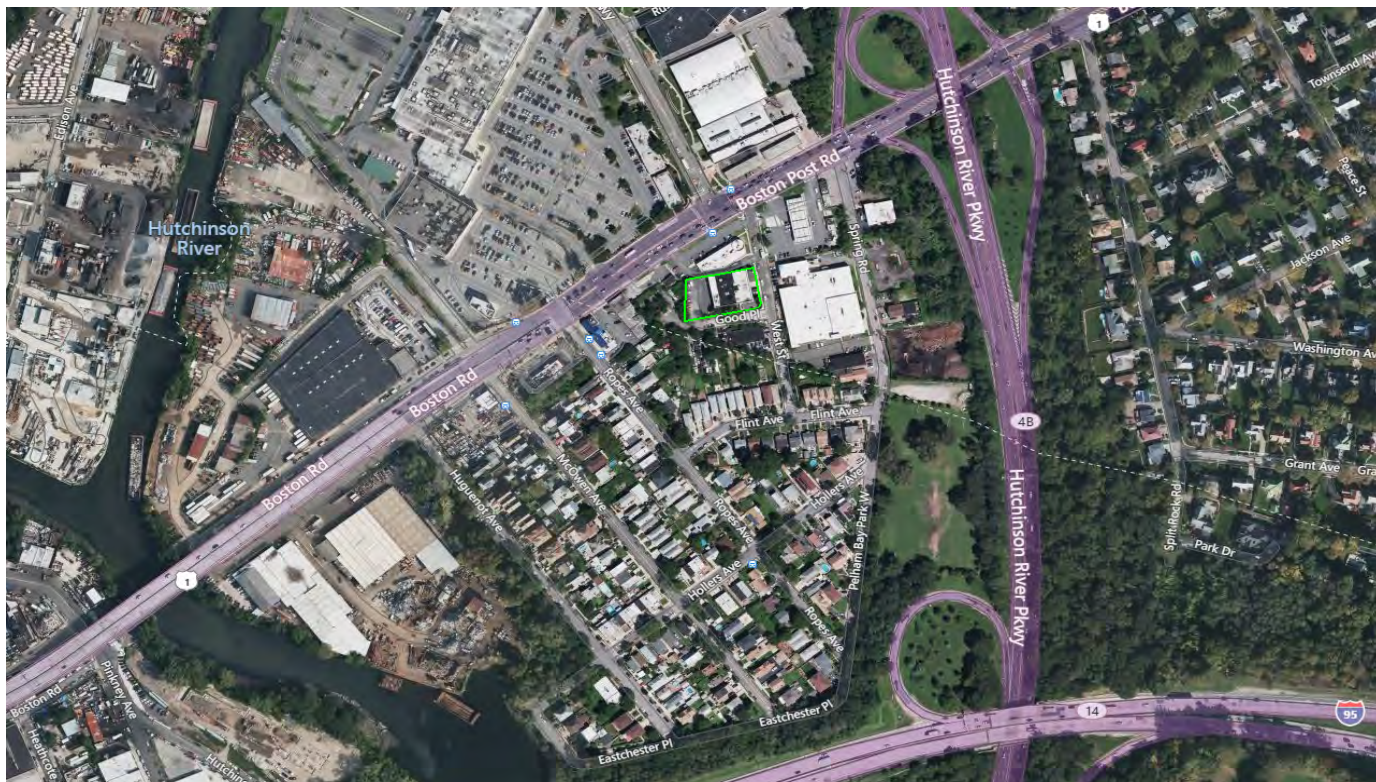
## EDUCATION

Pelham's educational facilities are also centrally located, avoiding the need for busing. Pelham's award-winning schools consist of four neighborhood elementary schools serving grades K-5, a middle school for grades 6-8 and the adjoining Pelham Memorial High School. The Pelham Educational Foundation, PTA organizations and a community-wide commitment further contribute to the quality of Pelham's schools. Local private pre-schools include Huguenot Nursery School, Junior Wonders, Montessori School, Mount Tom Day School and the Pelham Children's Center.

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT [HOULIHANLAWRENCE.COM](http://HOULIHANLAWRENCE.COM)



## MAPS



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