

FOR LEASE – 41,750SF

4137 Boston Road, Bronx, NY 10466



LOCATION: Between Boston Road and Clementine Street at the corner of Provost Ave and Connor Street. Approx. 270' of frontage on Boston Road

- A HIGH VISIBILITY LOCATION on Boston Road and Connor Street just off I-95
- Entrance on Boston Road and Clementine Street
- Near Connor Street exit 13 off I-95 | Near Boston Road exit 4 off Hutchinson River Pkwy
- Ideal for automotive uses, retail, fleet parking, industrial storage, redevelopment site
- Near public transit, 5-train & MTA bus stop at corner of Boston Rd & Provost Ave

FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE BROKER:

Megan Sundquist (646) 312-6806

Megan@GEGrace.com

G.E. Grace & Company, Inc.

Jerry Whittaker (646) 312-6807

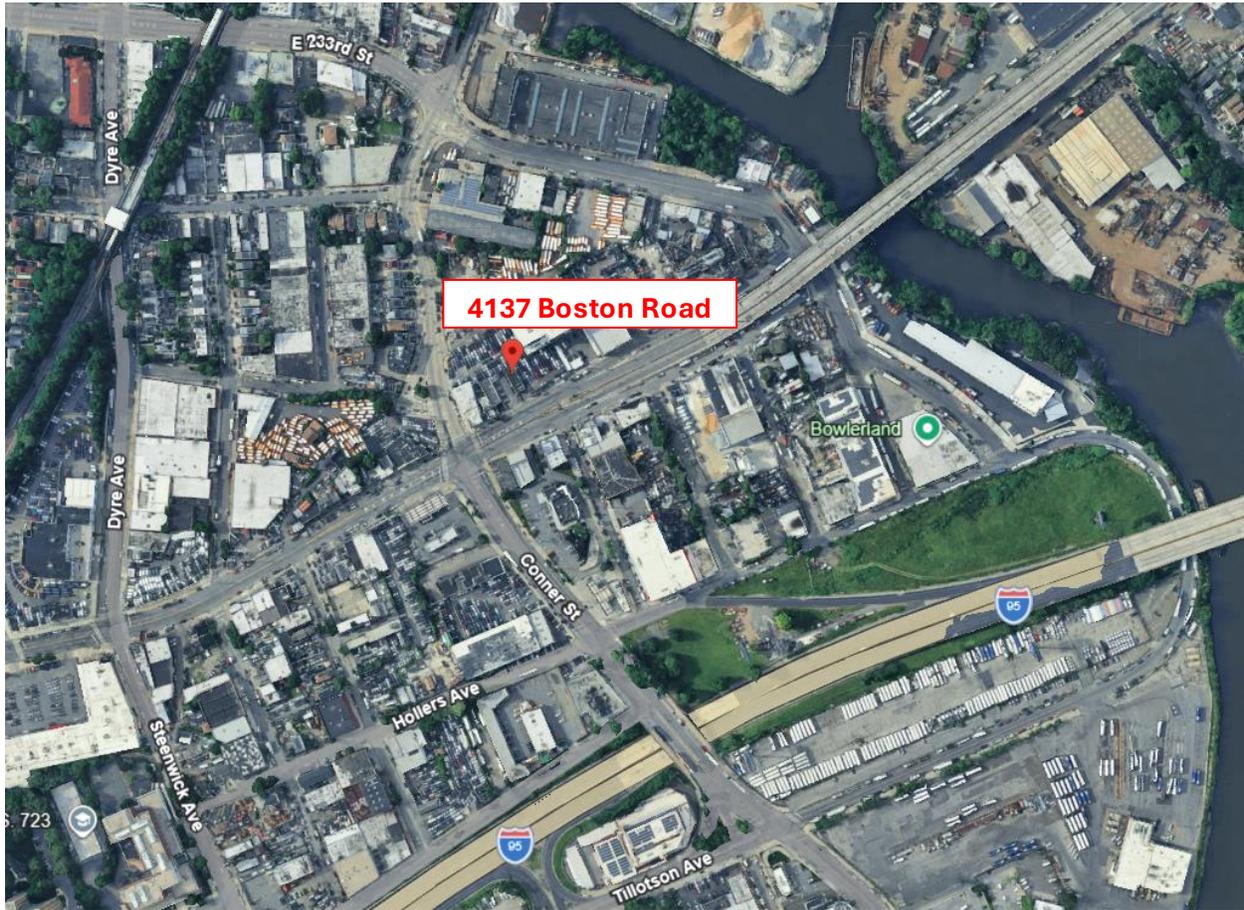
Jerry@GEGrace.com

NYS Licensed Real Estate Brokers

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. A brokerage commission will be split equally between the listing and procuring broker in accordance with our principal's schedule of rates and commissions, and will be paid, when received by us upon executed and delivered brokerage agreement, and the procuring broker consummates a lease executed by both the landlord and tenant and approved as required. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated.

GE GRACE

COMMERCIAL REAL ESTATE



AREA: Seven separate tax lots totaling 41,750 square feet

Lot 126: 22,500sf paved lot w/1,875sf service garage | Lot 132: 5,000sf paved lot | Lot 134: 2,500sf service garage | Lot 135: 3,200sf retail building | Lot 137: 3,550sf paved lot | Lot 138: 2,500sf paved lot | Lot 139: 2,500sf paved lot

ZONING | FAR: M3-1 | 2.0

BUILDABLE: 83,500SF

RENT | TAXES: ASKING \$20.00/SF NNN | APPROX. \$1.74/SF/YR

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