

EXCEPTIONAL BRONX/PELHAM MANOR INDUSTRIAL LEASING OPPORTUNITY

IDEAL FOR OUTDOOR INDUSTRIAL STORAGE – EQUIPMENT LAYDOWN

SFG

SOW FIGUEROA GROUP
Property Advisors

150,000 SF Level Land | Divisible | \$15 sf/yr



SOW Figueroa Group is pleased to offer its most recent Exclusive Listing, an industrial outdoor storage leasing opportunity at 4295 Boston Road, Bronx, NY 10466 and 4301 Boston Road, Pelham Manor, NY 10803. The site represents one of the largest, most strategically located land holdings in New York, specifically in the Bronx/Pelham Manor area — 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), Hutchinson River Parkway and steps from Post Road Plaza and Pelham Manor Shopping Plaza, the property sits at the nexus of the Bronx and Southern Westchester's most active growth corridor.

LOCATION: 4295 Boston Road, Bronx, NY 10466 | 4301 Boston Road, Pelham Manor, NY 10803

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 150,000 SF; divisible by two-yard spaces each comprised of 90,000 SF and 60,000 SF. The 90,000 SF site consists of two building structures measuring approx. 4,000 SF of warehouse and 2,800 SF office.

LOT SIZE SF: 5.6 Acres

AVAILABLE SF: 150,000 SF | *Divisible 90,000 SF & 60,000 SF yard spaces.

BUILDINGS: Two building structures measuring approx. 4,000 SF of warehouse and 2,800 SF office.

OFFICE: 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 SHOPPING 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 | Hutchinson River Parkway | Route 1 | MTA 5 subway

By Appointment Only: Drew R Figueroa

INVESTMENT SALES

COMMERCIAL LEASING

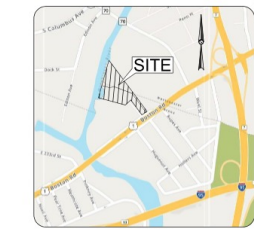
INDUSTRIAL SALES/LEASING

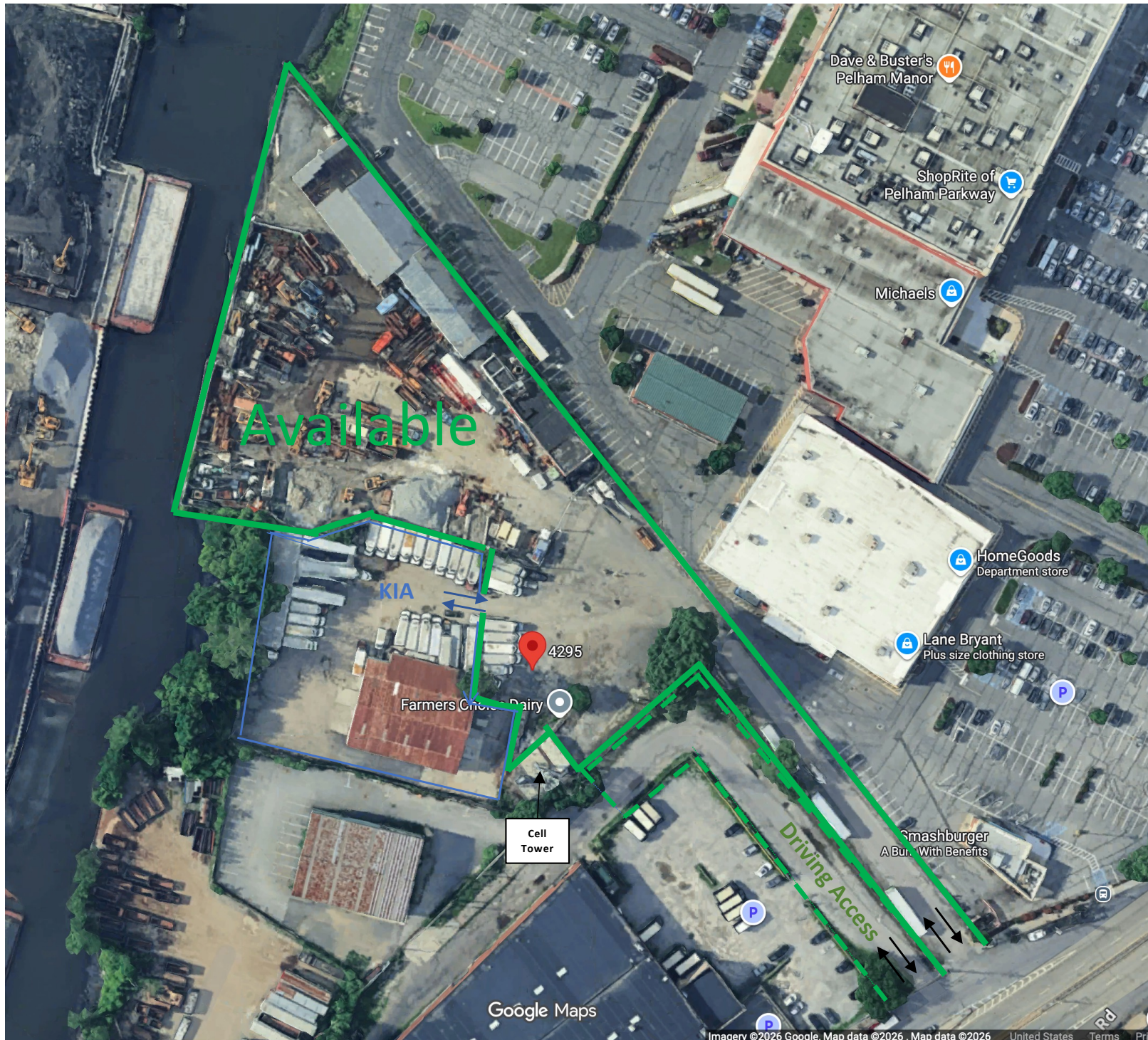
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4295 BOSTON ROAD HAS ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION

SITE HAS QUICK ACCESS TO:

2 Highways



1 State Road



1 Parkway



1 Subway



1 Bus Stop



Eastchester-Dyre
Avenue Station

5

4295
BOSTON ROAD



VIA EXIT 13



VIA EXIT 13



VIA EXIT 15

EDISON AVE

DOCK ST

S COLUMBUS AVE

BOSTON ROAD

HUGUENOT AVE

MCOWEN AVE

ROPES AVE

PELHAM PKWY

Hutchinson
River
PkwY