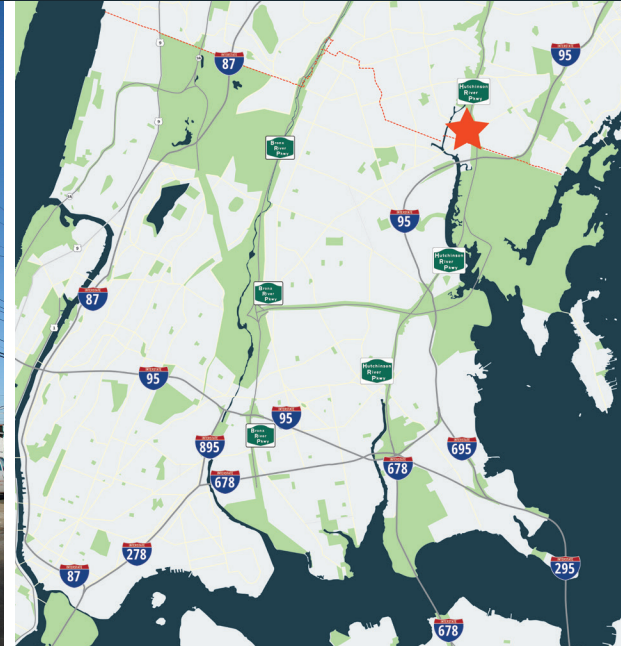


20,000 SF FLEX BUILDING FOR SALE OR LEASE

919 WEST STREET, PELHAM MANOR, NY 10803



AVAILABLE SPACE

20,000 SF
DIVISIBLE TO 10,000 SF ON LEASE

LOT SIZE

0.46 ACRES

CEILING HEIGHTS

20'

LOADING

4 LOADING DOCKS
1 DRIVE-IN

ZONING

"B" – ALLOWS WHOLESALE,
RETAIL, AND DISTRIBUTION

POWER

1,000 AMPS

LEASE TERM

5 - 10 YEARS

POSSESSION

IMMEDIATE

ASKING RENT

\$16.00 PSF

SALE PRICE

\$5,200,000

FEATURES

- LOCATED ON THE BRONX/
PELHAM BORDER
- PREVIOUSLY A MARBLE AND TILE
DISTRIBUTION COMPANY
- 2-STORY, FREESTANDING ON-
GRADE BUILDING, BUILT 1975
- DIRECT LOADING ON BOTH
FLOORS
- 40 ON-SITE PARKING SPACES
- PAVED AND FENCED YARD

ACCESS

- EXCELLENT LOCATION, AT THE
INTERSECTION OF BOSTON POST
ROAD (RT. 1)
- EXIT #7 OF THE HUTCHINSON
RIVER PARKWAY
- ½ MILE FROM CONNER STREET
EXIT OFF OF I-95

EXCLUSIVE AGENT

PAUL PALLETT

Licensed Associate Real Estate Broker
(914) 837-5824
ppallett@greiner-maltz.com

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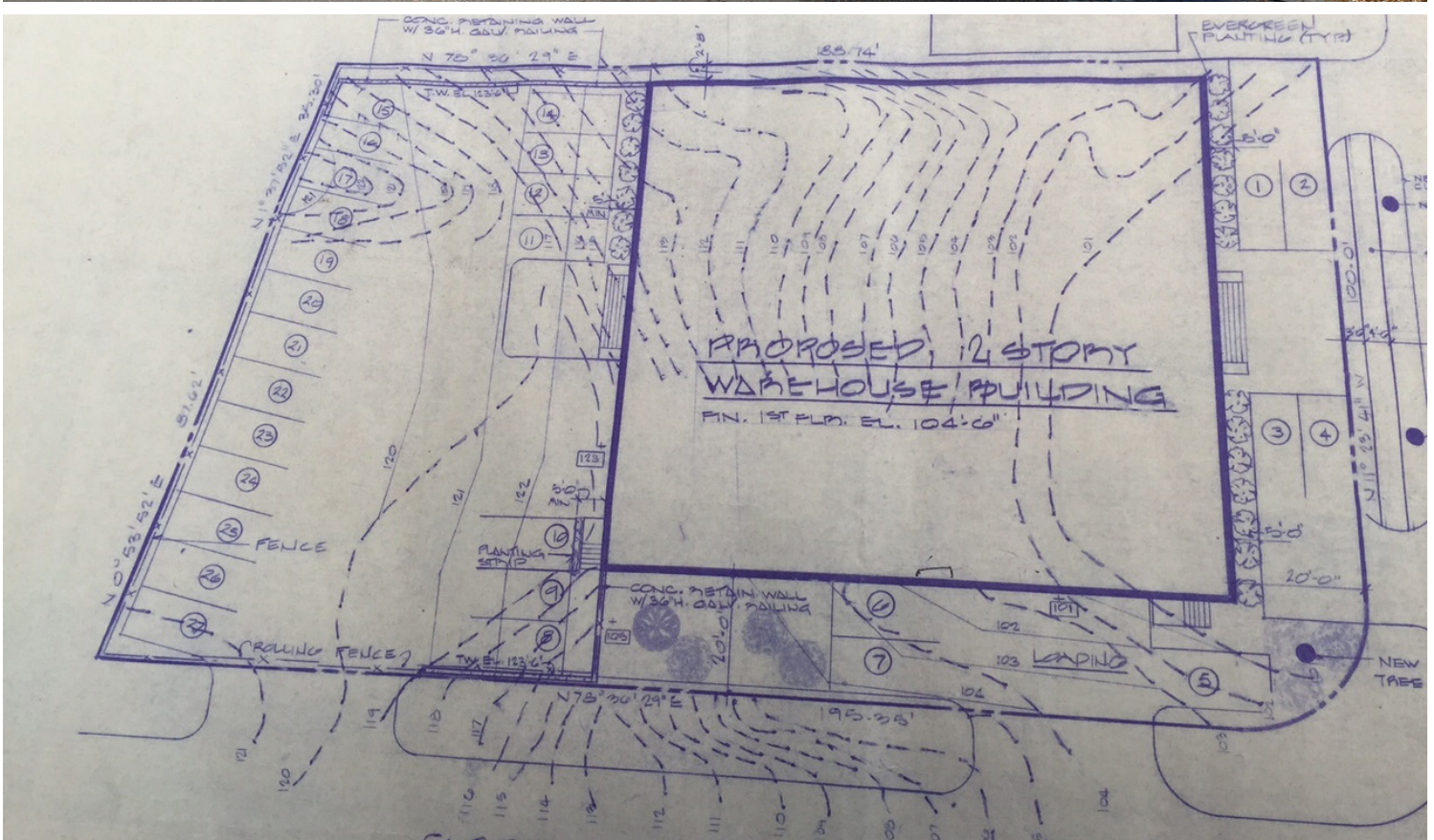
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