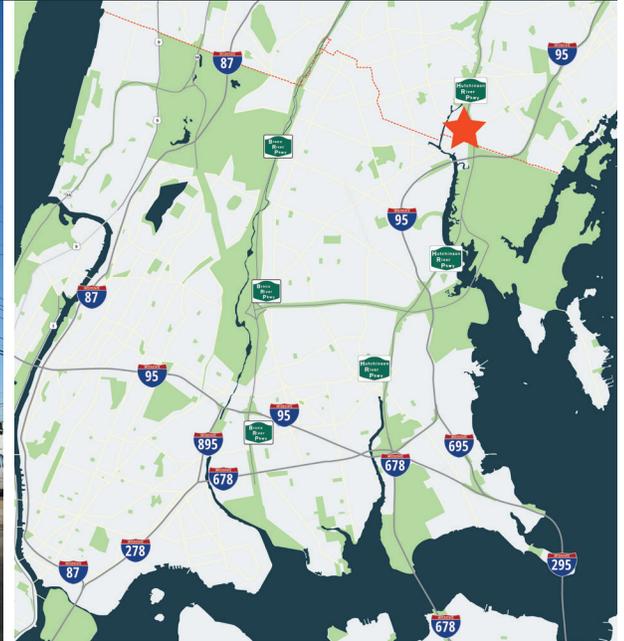


20,000 SF FLEX BUILDING FOR SALE OR LEASE

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

\$4,500,000

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

GREINER-MALTZ

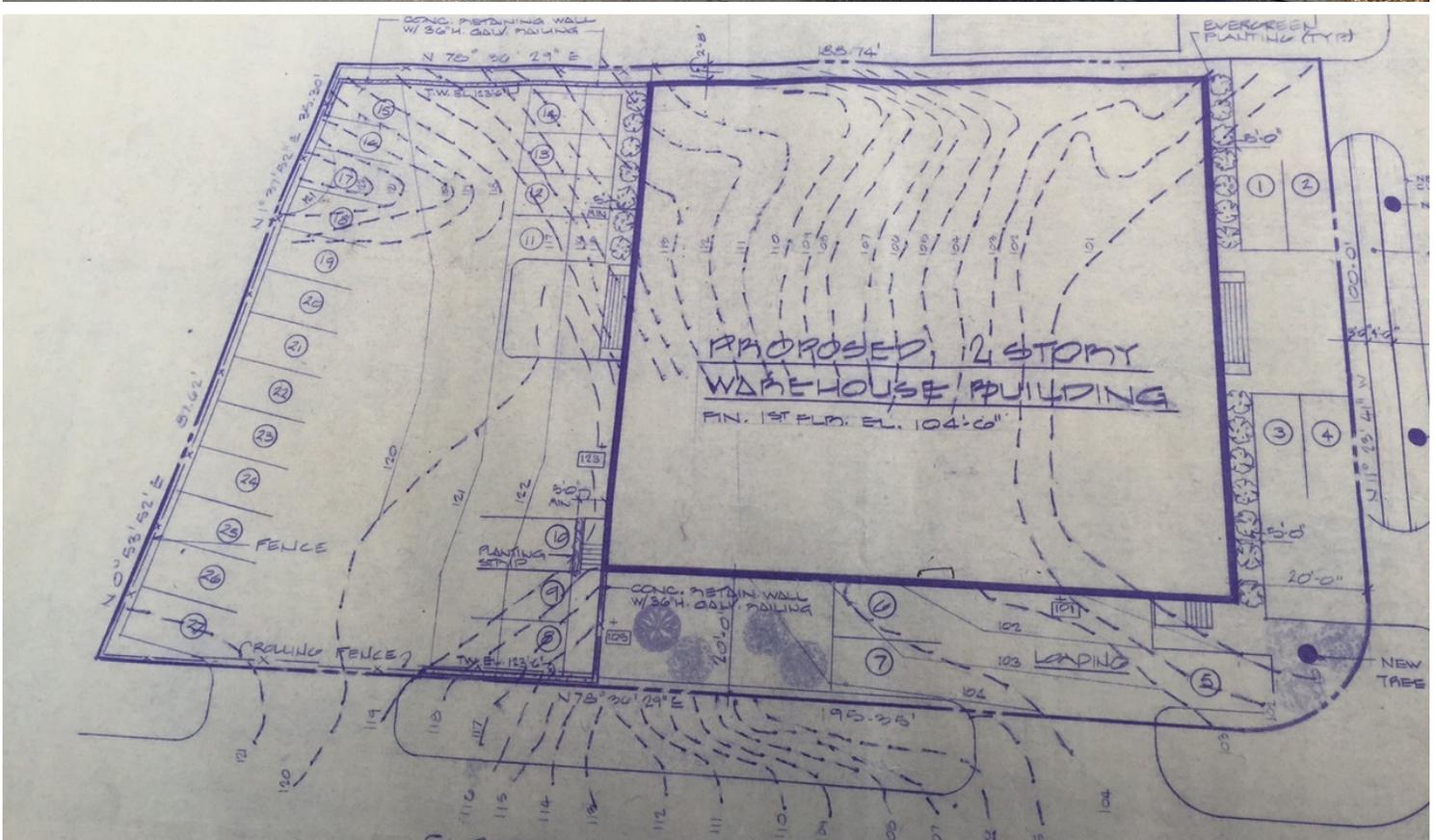
REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

20,000 SF FLEX BUILDING FOR SALE OR LEASE

919 WEST STREET, PELHAM MANOR, NY 10803



EXCLUSIVE AGENT

PAUL PALLETT

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

GREINER-MALTZ

REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.