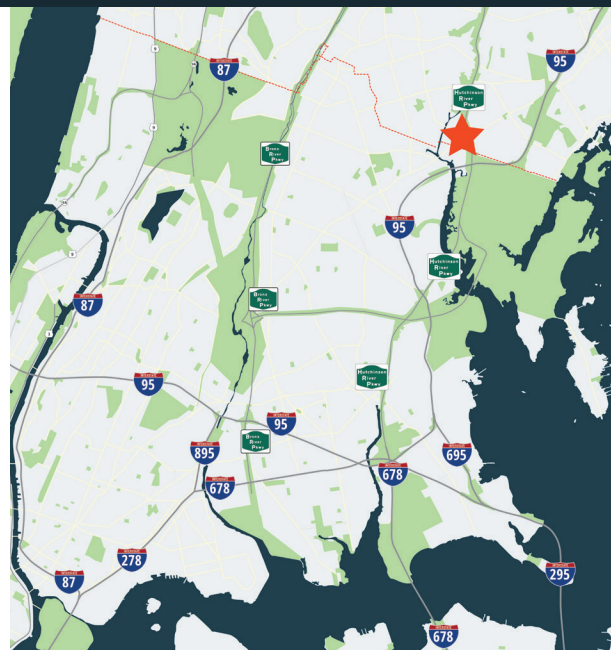


# 20,000 SF FLEX BUILDING FOR SALE OR LEASE

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

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REAL ESTATE

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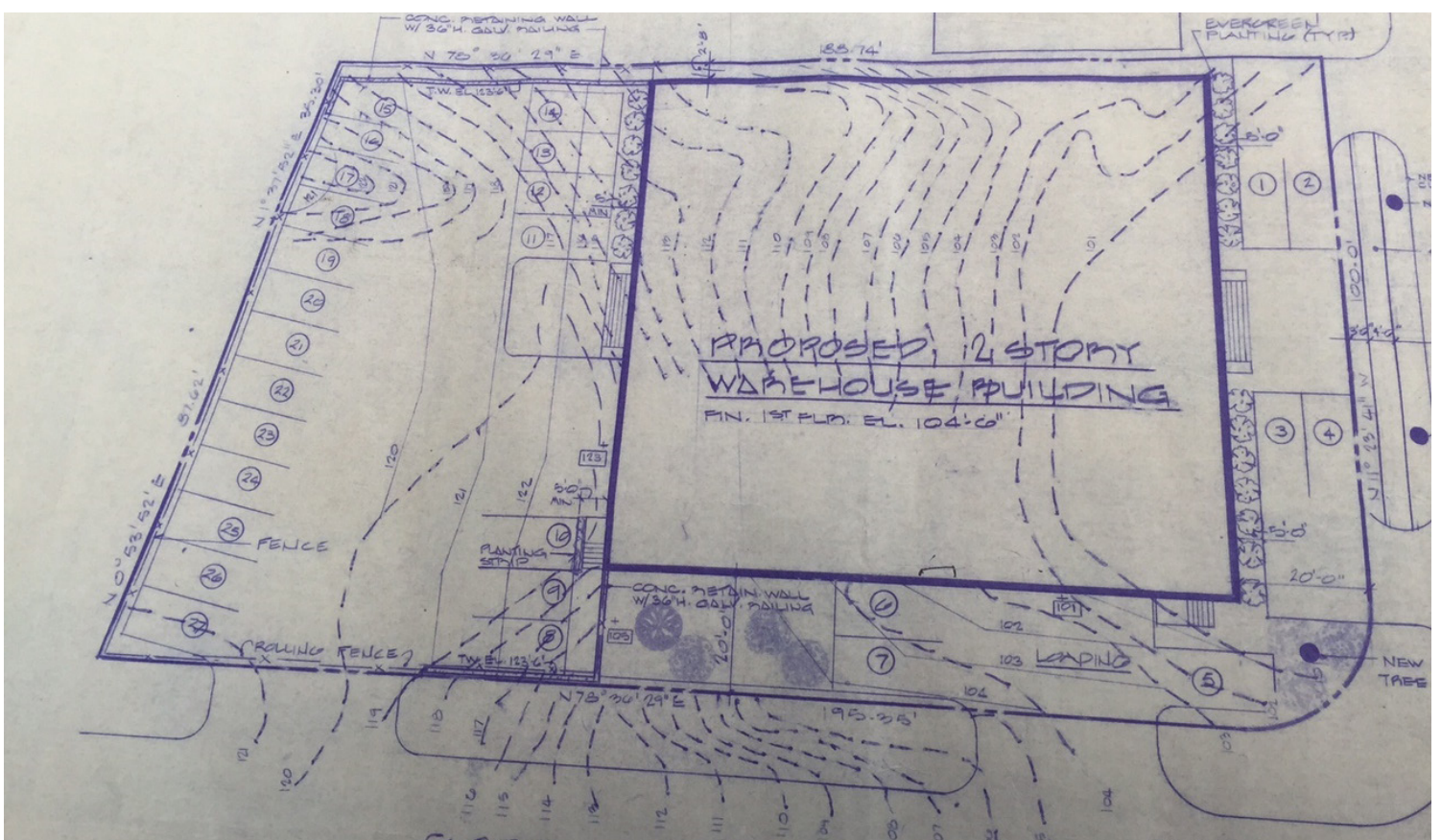
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