

4295 BOSTON ROAD | BRONX, NY

5.6 ACRE INDUSTRIAL SITE FOR SALE

3 MINUTES TO SOUTHERN WESTCHESTER & 20 MINUTES TO MANHATTAN
BID DEADLINE FRIDAY MAY 9TH 2025



POTENTIAL USES

1. Industrial Outdoor Storage
2. M3-1 Heavy Industry (Ideal for Owner Occupancy)
3. Warehouse Distribution Center (Single or Multi-Level)
4. EV Fleet Charging (10 MW Con Ed Service Determination)





OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **4295 BOSTON ROAD**, a 242,482 SF industrial development site at the border of Southern Westchester and New York City. It is a rare find to have such a large parcel by both Westchester and the Bronx. **The usable land is 206,391 SF.**

4295 Boston Road is a premier industrial development opportunity zoned M3-1/B-2, offering 354,148 buildable square feet.

The site caters to diverse uses including: Industrial Outdoor Storage (IOS) and Heavy Industrial, EV Fleet Charging, Distribution Centers, and Warehouseing.

The property offers easy access to both Manhattan and southern Westchester, with major highways (I-95 and I-87) and subway just minutes away. It is conveniently situated along Boston Road, a major thoroughfare in the Bronx. Its location is a highly desirable site for industrial development.

4295 Boston Road provides an excellent opportunity for both investors and operators to capitalize on the growing demand for industrial developments.

PROPERTY SUMMARY | 4295 BOSTON ROAD, BRONX, NY

THE OFFERING

	BRONX MAIN	BRONX RIGHT OF WAY	PELHAM MANOR	MT VERNON	TOTAL
County	Bronx	Bronx	Westchester	Westchester	
Block(s)	5655	5655	1	15	
Lot(s)	313	313	1	3137	

LAND

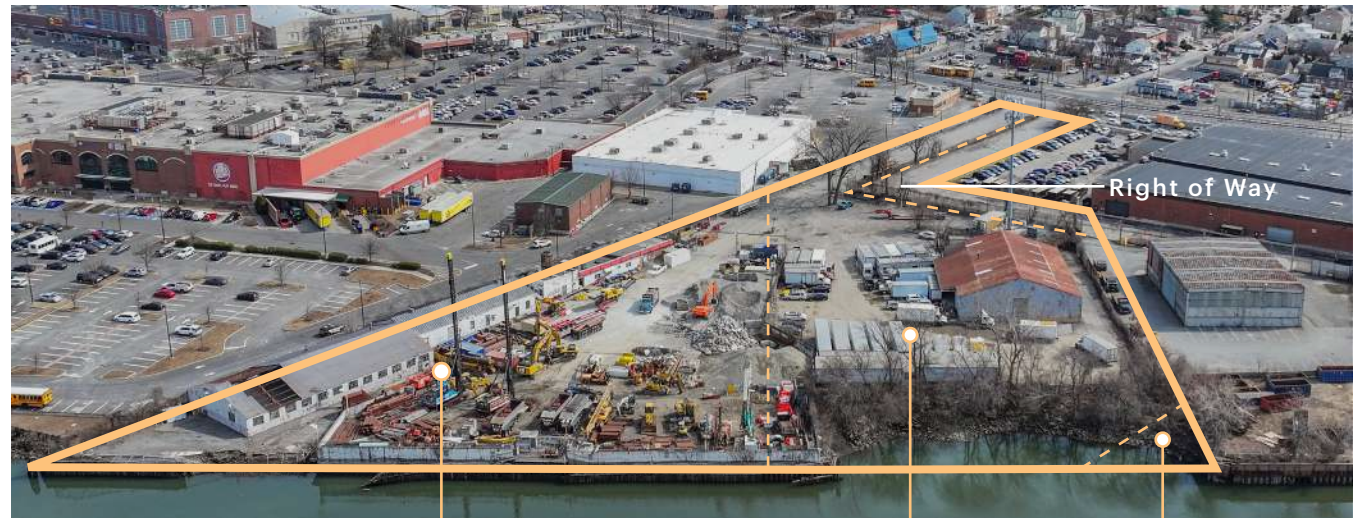
Parcel SF	112,167	24,153	103,851	2,311	242,482 SF (approx.)
Land SF	102,540	-	103,851	-	206,391 SF (approx.)
	1,846 leased to cell tower				

ZONING

Zoning	M3-1 (Heavy Ind.)	M3-1 (Heavy Ind.)	B2 (General Bus)	I (Industrial)	
FAR (Commercial)	2.00	-	1.25	-	
Buildable SF (Commercial)	224,334	-	129,814	-	354,148 SF (approx.)

TAX

Annual Property Tax	\$121,799	\$14,974	\$59,735	\$6,231	\$202,740 SF
Tax Class	4	4	-	-	



PELHAM MANOR

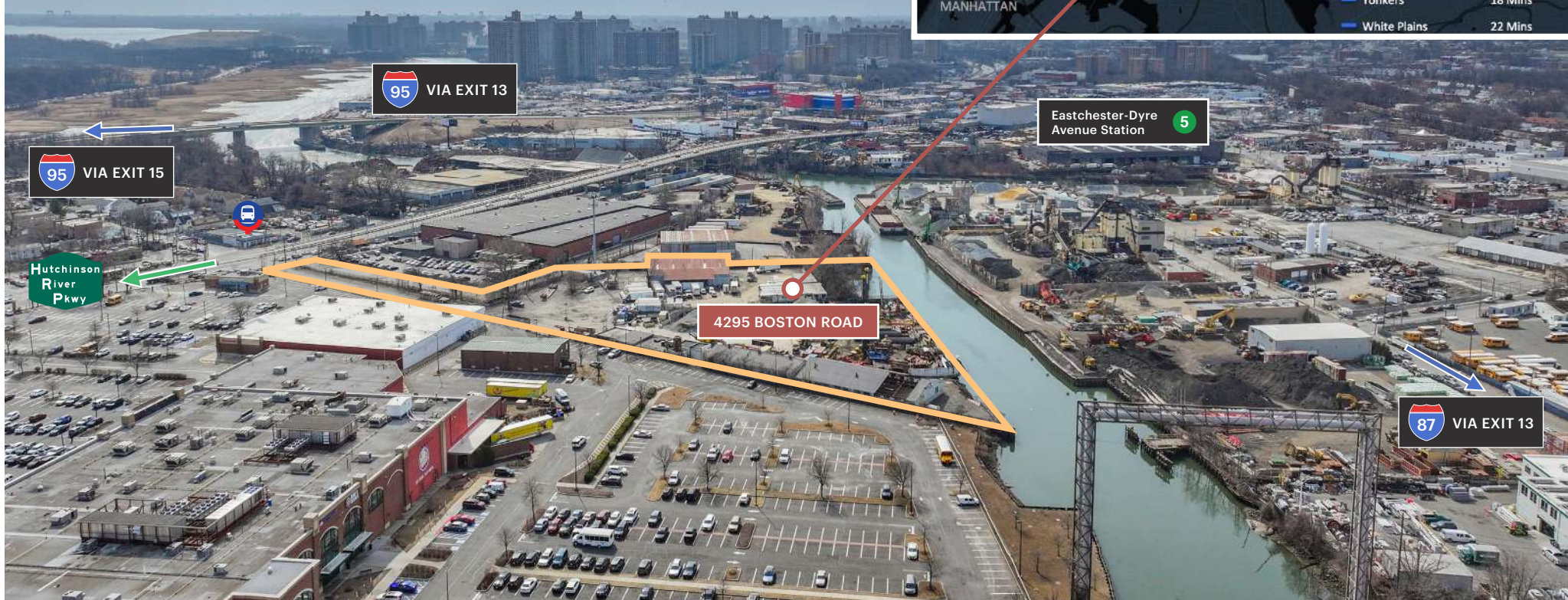
BRONX

MT. VERNON



ACCESS TO SOUTHERN WESTCHESTER & MANHATTAN

- The site, where the Bronx meets Westchester, is just a few minutes to the ingress/egress to I-95, the Hutchinson River Parkway and public transportation
- Vehicles can quickly reach Manhattan (north of 59th Street) via 2 highways and 8 toll-free bridges
- Short walk to **5** Subway and Bx16b
- Sites provides access to large and affluent Westchester & Manhattan markets
- No larger such industrial sites are easily found in Southern Westchester



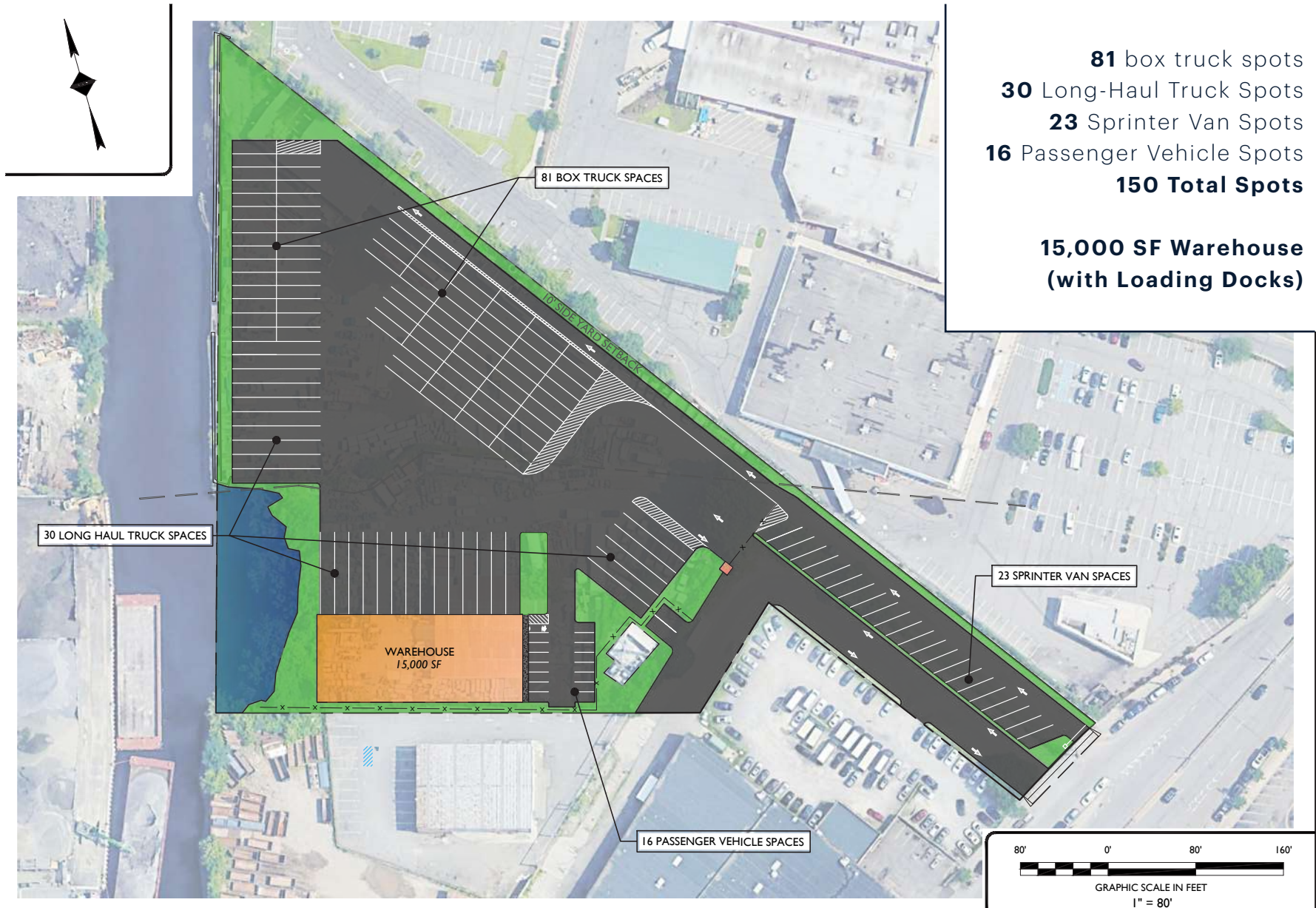


DEVELOPMENT POSSIBILITIES INSIGHT

- **Scarcity of Developable Land:** The diminishing availability of industrial-zoned land in the New York metropolitan area enhances the value proposition of this property, offering a rare opportunity for development in a supply-constrained market.
- **Flexible Development Potential:** The expansive 5.56-acre lot provides ample space for various industrial applications including:
 1. **Surging Demand for Industrial Outdoor Storage (IOS) Including M3-1 Heavy:** The IOS market has rapidly emerged as a key player in 2024, with a market valuation of \$200 billion and over \$1.7 billion in institutional capital raised in the past year.
 2. **M3-1 Heavy Industrial:** Site is ideal for owner-occupier.
 3. **EV Charging & Fleet Electrification Potential:** With increasing demand for electric vehicle (EV) infrastructure, the site is well-positioned for EV fleet storage, charging stations, and last-mile delivery operations. Its strategic location near key transit corridors makes it ideal for logistics companies transitioning to electric fleets.
 4. **E-Commerce Growth:** The acceleration of e-commerce has heightened the need for last-mile delivery facilities. This site is ideally positioned to serve as a critical node in the supply chain, addressing the increasing demand for swift and efficient delivery services.
- **Government Incentives & Sustainability:** Federal and state incentives, including tax credits and grants, are driving investments in EV charging infrastructure. Developing this site with EV-compatible industrial use could qualify for financial incentives while aligning with sustainability goals and future-proofing industrial operations.

CONCEPT 1: INDUSTRIAL OUTDOOR STORAGE

150 Parking Spots with 15,000 SF Warehouse and additional Outdoor Storage space



**CONCEPT 2:
M3-1 HEAVY INDUSTRIAL (IDEAL FOR OWNER OCCUPIED)**



CONCEPT 3:

EV LONG-HAUL TRUCK CHARGING DEPOT

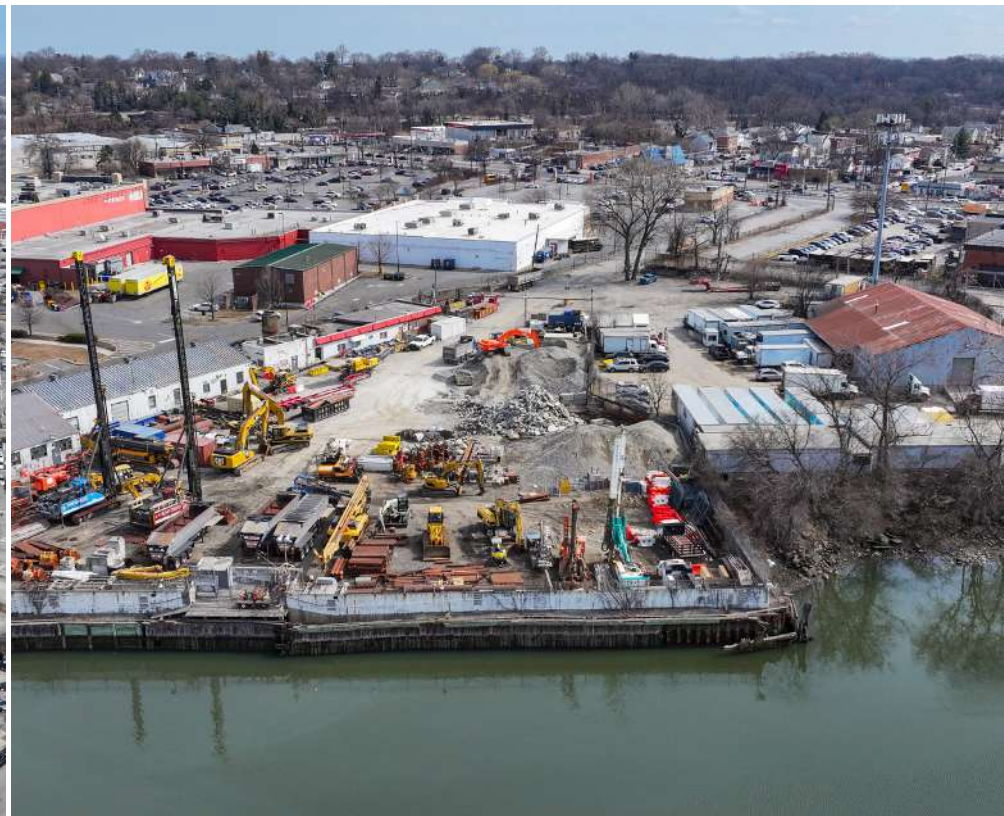
10 MW Con Edison Power Application in Progress



CONCEPT 3:
WAREHOUSE

241,540 SF Warehouse | 268 Parking Spots







4295 BOSTON ROAD | BRONX, NY

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.