



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



5 CANAL ROAD

PELHAM, NY 10803

Clear Span Industrial Warehouse with 30' Ceilings

Located Pelham Manor

Type
Warehouse / Industrial



SQUARE FOOT

18,000_{RSF}



ZONING

**B-2
BUSINESS 3**



CLEAR HEIGHT

30'



PARCEL ID

**166.26
BLOCK**



LOADING

2 DRIVE-INS



**1-2
LOT**

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is pleased to present the exclusive offering for the sale and lease of 5 Canal Road, Pelham, NY.

This prime industrial property features an 18,000 square foot clear-span warehouse with 30-foot ceilings, two oversized drive-in doors, and one exterior loading dock, providing excellent functionality for logistics, distribution, or light manufacturing.

Situated in the Village of Pelham in Westchester County, 5 Canal Road benefits from a strategic location just minutes from the Bronx/Westchester border and immediate access to I-95 and the Hutchinson River Parkway.

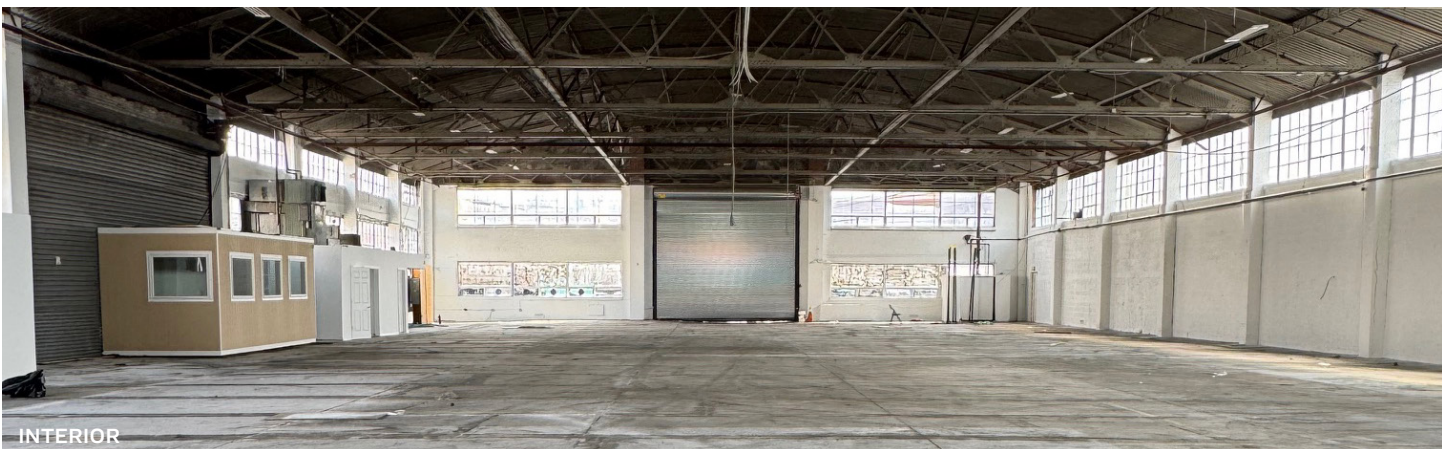
The area offers proximity to New York City, major highways, and key regional transportation hubs, making it ideal for companies seeking access to the greater tri-state market. The neighborhood features a mix of industrial, commercial, and retail activity, as well as a strong labor pool.

Features

- **Building Size:** 18,000 Sq. Ft.
- 2 Drives-Ins + Exterior Loading
- No Columns
- 30' Ceilings
- Sprinkler System

Ideal For

- Warehouse or Distribution
- Contractor
- Storage
- Non-Profits



INTERIOR



5 CANAL ROAD

PELHAM, NY 10803

TRANSPORTATION



HUTCHINSON
RIVER PKWY
PELHAM PKWY
NEW ENGLAND
THRUWAY
BRONX RIVER
PKWY

bee-line 55: S COLUMBUS
AVE/S FULTON
AVE



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PICTURES



**PINNACLE
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OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS
Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



FEDERICO MAZZEO
Salesperson
fmazzeo@pinnaclereny.com
718-371-6424