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## **Outside the Region: Simone Development Cos. purchases 118,500 s/f warehouse**

June 19, 2018 - Front Section

Stamford, CT Simone Development Cos. has acquired 316 Courtland Ave., a 118,500 s/f property with warehouse/R&D and office space.

Of the total 78,000 s/f, 65,638 s/f is warehouse/R&D space and 12,768 s/f is office space. The property offers one of the largest blocks of contiguous warehouse space available in the city.

Features of the property include 1.1 acre outdoor storage space, clear span warehouse space with ceiling heights from 12 to 17 feet, elevator to the second floor of the office space, abundant parking with 243 total spaces and ample power. The property is conveniently located only a mile from I-95 and a half mile from the Glenbrook train station.

“This acquisition continues the expansion of Simone Development’s tri-state industrial portfolio. Over past few months we have acquired a total of 285,500 s/f of industrial properties in five transactions,” said James MacDonald, vice president of leasing for Simone Development.

Josh Gopan, director of leasing for Simone Development, said the property is being marketed for warehouse and office tenants of all space requirements. “Of the 64,000 s/f of warehouse space we will consider dividing as small as 12,000 s/f. The flexibility of the building is one of its best attributes. Tenants will find the expansive parking, ceiling heights and large lot and opportunities for tailgate loading very attractive,” he said.

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