



JLL's Kossar, Knee, Martin, Chroman and Hile broker 900,000 s/f whse. sale

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Jones Lang LaSalle has secured a buyer for the sale of the Tri-State Logistics Center, a 900,000 s/f warehouse/distribution center located at 30 Dunnigan Dr. Furniture retailer Raymour & Flanigan purchased the property from Dress Barn. JLL managing director Robert Kossar, SIOR, managing director David Knee, vice chairman Robert Martin, VPs Blake Chroman and Chris Hile handled the disposition assignment on behalf of Dress Barn. VP Joel Friedman of Team Resources SBWE represented Raymour & Flanigan.

In late 2010, Dress Barn decided to sell the property and move its distribution operation to a facility it owns in the Midwest. JLL also recently advised the women's apparel retailer in acquiring an office building in Mahwah, N.J. The Mahwah property will serve as Dress Barn's headquarters, and the company is relocating approximately 400 employees who are currently staffed at the Suffern, N.Y. facility.

"We were able to uncover a number of potential buyers and tenants but felt that this deal was the best fit for our client and the property," Kossar said. "Raymour & Flanigan clearly saw the benefits of this facility. In this market, there are very few options in this size range, and with easy access to the New York State Thruway; the location is perfect for Tri-State area distribution."

The building provides modern features such as a 32-foot clear ceiling, ample loading doors, rail access, heavy power, and a sufficient surrounding area for trailer and car parking. The property also contains approximately 16 acres of excess land, which can be used for trailer parking or a potential building expansion. Par Pharmaceuticals occupies a portion of the building.

The Tri-State Logistics Center is located at Exit 14-B off the New York Thruway (Interstates 87/287) and is situated in close proximity to the Garden State Parkway, Tappan Zee Bridge, Routes 17 and 9W, I-684 and I-84. The property is located approximately one mile from the New York/New Jersey border.

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