



## **Ross of Hart Corporation and Manzari of Pyramid Brokerage Company secure 484,844 s/f lease; Warehouse/distribution space to tall timbers distribution**

December 09, 2013 - Upstate New York

Art Ross, SIOR of Hart Corp. and Mike Manzari, SIOR of Pyramid Brokerage Company exclusively represented MS York in the long-term lease of 484,844 s/f of warehouse/distribution space to Tall Timbers Distribution. This former Westinghouse plant totals 860,000 s/f.

More recently known as the Toshiba facility, the plant was previously used to manufacture cathode ray tubes. Toshiba eliminated this operation and closed the plant in 2005/2006. In 2007, MS York - a Silagi Development & Management entity, acquired the property.

Following MS York's acquisition of the property, significant improvements were made in an effort to modernize the facility and convert it to a multi-tenant reuse. Old manufacturing infrastructure was removed; the building was painted inside and out; energy efficient lighting was installed; individual heating units were installed for each tenant; and new loading docks were strategically placed.

Tall Timbers Distribution is a growing public warehouse and logistics firm with increasing customer demand in the Southern Tier New York region. They are delighted to be entering into a new long-term lease at the 200 Westinghouse Circle facility. Featuring clean warehouse/distribution space with 22' clear ceiling heights and multiple loading areas throughout, it is anticipated the building will ideally suit Tall Timbers' present and future logistic needs in this market.

With the completion of this lease, 94,600 s/f remains available in the facility. The available space is suited to accommodate additional office, light manufacturing, or warehousing tenants.

Hart Corporation is a leader in industrial real estate brokerage, with a focus in non-metropolitan areas. Their coverage extends to major cities in the United States and around the world in association with their Hart Group International affiliates.

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