



## **Simone Development Co. repositions 40 Voice Rd.**

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Carle Place, NY Simone Development Cos. unveiled plans for the renovation and repositioning of their newly acquired 60,000 s/f warehouse/distribution property to meet the demand for last mile distribution facilities in Western Nassau County.

“As a developer, it is truly exciting to acquire such a well-situated property and have the ability to convert it to meet the growing need for quality last mile distribution space,” said Jim MacDonald, vice president of leasing and acquisitions at Simone Development. “The demand for this type of space, particularly in Western Nassau County where inventory is sparse, was accelerating rapidly even before the COVID crisis. Today, as online purchasing has become a necessity rather than a convenience, the demand is stronger than ever.”

The 60,000 s/f property on four acres includes 5,000 s/f of office space, heavy power and currently has three drive-in bays, two loading docks, 16-ft. ceilings and parking for 90 standard vehicles.

Simone will renovate the property to suit a single tenant, adding additional loading docks and developing 2.75 acres of additional paved parking area on currently vacant space to accommodate tractor trailer, delivery truck and additional vehicular parking.

“Industrial vacancy rates are approximately 3% in Nassau County, but are virtually at 0% for class A distribution facilities,” said Tom DiMicelli, executive vice president at JLL. “Buildings with high ceilings and exceptional loading of two docks per 10,000 s/f are also non-existent and are very desirable for the last-mile e-commerce users that are emerging in our market. New and fully renovated product that can meet this demand will do very well going forward.”

The property is located near major highways and within 30 minutes of NYC airports and five minutes from LIRR Carle Place Station.

Simone Development acquired the vacant single story-light industrial/warehouse property 40 Voice Rd. this summer from Ansaco Properties LLC. The property, built in 1962, had been the longtime home of Johnson & Hoffman, a metal stamping operation serving the electronics, automotive and other commercial and industrial manufacturers.

