



Simone Dev. completes redevelopment of 110,300 s/f Mount Vernon ind'l./flex building

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Mount Vernon, NY Simone Development Cos., a full-service real estate investment company specializing in industrial, healthcare, office, retail, residential and mixed-use properties, has completed the redevelopment of a four-story, 110,300 s/f industrial/flex R&D property at 250 East Sanford Blvd. The newly renovated building is now available and offering both multiple- and single-user leasing opportunities.

The building's redevelopment strategy takes advantage of the site's topography by providing direct loading access on all four floors, offering flexibility for single-users or multiple full-floor tenants. The facility offers floorplates of more than 18,000 s/f on the ground floor, more than 30,000 s/f on levels one and two and nearly 32,000 s/f on level three, and features 145 parking spaces, six loading docks, direct drive-in access on the ground level, and floor load capacity of 185 pounds per s/f.

Located in Southern Westchester and bordering the Bronx, the site has access to both public transportation and major highways, including I-95, I-87 and the Hutchinson River Pkwy. In addition to a public bus stop at the site, the property is one half mile from the Mount Vernon East Metro-North train station.

Jim MacDonald and Josh Gopan of Simone Development are managing the marketing and leasing of the property.

Originally constructed in 1970, Simone acquired the property in September 2021 and commenced a renovation that included a new exterior façade, new windows, new elevator, the addition of a front-loading dock and complete paving and restriping of the entire three-acre site.

"250 East Sanford Boulevard is well-located and an ideal flex facility," said Joanna Simone, principal and president of leasing and property management operations for Simone Development. "By adding a loading dock, we are able to provide loading capability on every floor and have created a unique opportunity for occupancy by a single tenant or multiple users to meet the growing demand for well-located warehouse/flex R&D space in this supply-constrained market."

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