



## **Gopan of Simone Development Companies leases 110,300 s/f warehouse to ReadySpaces**

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250 East Sanford Boulevard - Mount Vernon, NY

Mount Vernon, NY Simone Development Companies has made public that ReadySpaces, a warehouse storage provider for small businesses, has signed a long-term lease for the entire 110,300 s/f building at 250 East Sanford Blvd.

Josh Gopan, vice president of leasing, and in-house counsel Patrick Doyle represented Simone Development in the lease transaction.

“We are delighted to have ReadySpaces, a fast growing and innovative company, as our single tenant at 250 East Sanford Blvd. This facility provides ReadySpaces with an abundance of modern industrial/flex space in a convenient location that offers easy access to major highways and public transportation,” said Gopan.

ReadySpaces, the leader in the co-warehousing industry, provides flexible warehouse space for small & mid-size businesses. Ready–Spaces operates 32 warehouse facilities nationwide with a customer base of over 2,000 businesses, and more launches upcoming. The Mount Vernon location is the second in New York state and fifth in the NYC/North Jersey metro area.

“We’re excited to bring the ReadySpaces concept to Mount Vernon, meeting the high demand and customer enthusiasm we’ve seen in the NYC/North Jersey metro area. Our facilities are designed to empower local businesses with the flexible, dynamic spaces they need for growth in today’s competitive industrial market,” said Kevin Petrovic, partner at ReadySpaces.

250 East Sanford Blvd. is a four-story, 110,300 s/f industrial/flex R&D property. 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.

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. 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.

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