



## **Simone Development** underway for **190,000 s/f** **warehouse-conversion**

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Bronx, NY Simone Development Companies' conversion of a former supermarket building into a modern warehouse-distribution center in the Morris Park section is well underway, with dozens of the tri-state region's top industrial brokers previewing the new design renderings at an on-site broker open house held on February 28th at the property, located at 1720 Eastchester Rd. on the corner of Waters Place, adjacent to Simone Development Companies' 1.4 million s/f Hutchinson Metro Center.

The multi-million-dollar redevelopment is currently planned for completion by the end of June. Simone Development Companies has engaged Jonathan Squires, Josh Kleinberg, Josh Neustadter, Austin Weiner and Joe Hentz, Jr. of Cushman & Wakefield as the exclusive agents for the property. Acquired by Simone Development in the fall of 2023, the site formerly housed a one-story Stop &

Shop supermarket, a liquor store, and a Subway restaurant.

The 190,000 s/f industrial logistics center designed by Newman Design will feature 63,000 s/f of indoor warehouse space, 62,000 s/f of rooftop parking and 65,000 s/f of outdoor parking. The warehouse will offer 18' clear ceiling heights and include multiple loading docks as well as two overhead drive-in doors. The property offers convenient access to local highways, and LaGuardia Airport, JFK and Westchester County airport can also be reached via car.

“For a long time, the East Bronx has had a critical need for new, modern last-mile warehouse distribution centers to serve the growing delivery needs of the well-established residential communities in the area,” said Joe Simone, president of Simone Development Companies. “Centrally located within the NYC Metro Market, this location offers unprecedented access to the tri-state region. Simone Development looks forward to the fast-track delivery of this modern logistics facility.”

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