



## **Simone Development Acquires 118,500 SF Warehouse Property in Stamford, CT With 78,000 SF of Space Available for Lease**

### ***Largest Block of Contiguous Warehouse Space Available in Stamford***

STAMFORD, CT—Simone Development Companies, a full-service real estate investment company, has announced the acquisition of 316 Courtland Avenue, a 118,500-square-foot property in Stamford featuring warehouse/R&D and office space.

Of the total 78,000 square feet immediately available for lease, 65,638 square feet is warehouse/R&D space and 12,768 square feet is office space. The property offers the largest block of contiguous warehouse space available in Stamford.

Features of the property include 1.1 acre outdoor storage space, clear span warehouse space with ceiling heights from 12 to 17 feet, elevator to the second floor of the office space, abundant parking with 243 total spaces and ample power. The property is conveniently located only a mile from I-95 and a half mile from the Glenbrook train station.

“This acquisition continues the expansion of Simone Development’s tri-state industrial portfolio. Over past few months we have acquired a total of 285,500 square feet of industrial properties in five transactions,” said James D. MacDonald, Vice President of Leasing for Simone Development.

Josh Gopan, Director of Leasing for Simone Development, said the property is being marketed for warehouse and office tenants of all space requirements. “Of the 64,000 square feet of warehouse space we will consider dividing as small as 12,000 square feet. The flexibility of the building is one of its best attributes. Tenants will find the expansive parking, ceiling heights and large lot and opportunities for tailgate loading very attractive,” he said.

## **About Simone Development Companies**

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of office, retail, industrial and residential properties in the New York tristate area. Headquartered in the Bronx, the privately held company owns and manages more than 5 million square feet of property in the Bronx, Westchester County, Queens, Long Island and Connecticut. The company's portfolio includes more than 100 properties and ranges from multi-building office parks to retail and industrial space. The company's largest and most successful development is the 42-acre Hutchinson Metro Center office complex located directly off the Hutchinson River Parkway in the Pelham Bay section of the Bronx. The first two phases of the complex, which comprise nearly 750,000 square feet of Class A office and medical space, are fully leased. Two additional phases totaling 650,000 square feet (370,000-square-foot Metro Center Atrium and 280,000-square-foot Tower Two), are completed and fully leased. Visit [www.simdev.com](http://www.simdev.com)