

SIMONE[®]

DEVELOPMENT COMPANIES

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Simone Development Company Repositions 40 Voice Road in Carle Place, NY for Last Mile Distribution Facility

*Leading Industrial Owner/Developer Repositions Property to Accommodate
Warehouse and Delivery Needs of Modern Tenants*

(Carle Place, NY – October 28, 2020) – [Simone Development Companies](#), a leading investor and developer of industrial and healthcare properties throughout New York, New Jersey and Connecticut, has unveiled plans for the renovation and repositioning of their newly acquired 60,000 square-foot warehouse/distribution property in Carle Place, NY to meet the demand for high-quality last mile distribution facilities in Western Nassau County, Long Island.



“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.”

Simone Development acquired the vacant single story-light industrial/warehouse property 40 Voice Road in Carle Place 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.

The 60,000 square-foot property on four acres includes 5,000 square feet of office space, heavy power and currently has three drive-in bays, two loading docks, 16-foot 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 SF 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 conveniently located near major highways and within 30 minutes of NYC airports and five minutes from LIRR Carle Place Station.

[ABOUT SIMONE DEVELOPMENT COMPANIES](#)

Simone Development Companies is a fully integrated private real estate investment and development company that acquires and develops healthcare, mixed-use, commercial, industrial, retail and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over seven million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester, Orange and Fairfield Counties and New Jersey. With services spanning acquisition, development, construction, finance, asset management, accounting, leasing and property management, Simone Development Companies is set apart by its creatively oriented management team, long-term asset ownership and its pursuit of visionary development.