

SIMONE[®]

DEVELOPMENT COMPANIES

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Simone Development Completes Redevelopment of Mount Vernon Industrial/Flex Building at 250 East Sanford Boulevard

Distinctive Adaptive Reuse Strategy Capitalizes on Area Demand and Topography of Site to Offer New Building for Multiple or Single Tenant Use



MOUNT VERNON, NY – July 28, 2022 – [Simone Development Companies](#), 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 square-foot industrial/flex R&D property at 250 East Sanford Boulevard in Mount Vernon, NY. 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 square feet on the ground floor, more than 30,000 square feet on levels one and two and nearly 32,000 square feet 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 square foot.

Located in Southern Westchester and bordering the Bronx, the site has convenient access to both public transportation and major highways, including I-95, I-87 and the Hutchinson River Parkway. 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 Sandford Boulevard is well-located and an ideal flex facility," said Joanna Simone, Principal & 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."

[About Simone Development Companies](#)

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of healthcare, mixed-use, office, industrial, retail and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over 7 million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, 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 vertically integrated management team, long-term asset ownership and its pursuit of visionary development.