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Simone Development Announces ReadySpaces Full Building Lease of Entire Building in Mount Vernon

ReadySpaces Provides Next-Generation Commercial Warehousing and Workspace to Businesses Looking for Flexible, Turnkey Spaces



MOUNT VERNON, NY (October 4, 2023) -- Simone Development Companies has announced that ReadySpaces, a warehouse storage provider for small businesses, has signed a long-term lease for the entire 110,300-square-foot building at 250 E. Sanford Boulevard in Mount Vernon, NY.

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 Sandford Boulevard. 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. ReadySpaces 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 Sandford Boulevard is a four-story, 110,300 square-foot industrial/flex R&D property. 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.

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.

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.

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 expertise 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.