

Contact:

Great Ink Communications, Ltd. – 212-741-2977

Eric Gerard (Eric@greatink.com)

Francisco Miranda (francisco@greatink.com)

Simone Development Companies' Conversion of Former Supermarket Building to Logistics Facility on Fast Track

Brokers Tour Newest Bronx 190,000 SF Distribution Center Scheduled for Completion This Summer in Morris Park Section of the Bronx

BRONX, NY – FEBRUARY 29, 2024 – [Simone Development Companies'](#) conversion of a former supermarket building into a much-needed modern warehouse-distribution center in the Morris Park section of the Bronx 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 Road on the corner of Waters Place, adjacent to Simone Development Companies' 1.4 million square-foot Hutchinson Metro Center.



The multi-million-dollar redevelopment is currently planned for completion by the end of June. Simone Development Companies, which has decades of experience in the development, operation, and leasing of industrial properties throughout the tri-state region, 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.

“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.”

The 190,000 square-foot industrial logistics center designed by Newman Design will feature 63,000 square feet of indoor warehouse space, 62,000 square feet of rooftop parking and 65,000 square feet 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 easily reached via a 17-, 25-, or 34-minute car ride, respectively.



[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.