

SIMONE DEVELOPMENT EXPANDS TRISTATE INDUSTRIAL PORTFOLIO WITH ACQUISITION OF WAREHOUSE IN STAMFORD

Simone Development Companies, a full-service real estate investment company, continues to expand its industrial portfolio in the tristate region with the recent acquisition of 316 Courtland Avenue, a 118,500-square-foot property in Stamford, Connecticut, featuring warehouse/R&D and office space.

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

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. Multiple updates to the building are underway, including a new lobby entrance, paving and landscaping.

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 tristate industrial portfolio. Over the 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, director of leasing and acquisitions 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

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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.

For leasing information contact Jim MacDonald at 718-518-8600, ext. 105, or Josh Gopan at 718-518-8600, ext. 113.

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, Connecticut and New Jersey. The company's portfolio includes more than 100 properties and ranges from multibuilding office parks to retail and industrial space.

Warehouse /R&D Office Space for Lease

316 COURTLAND AVENUE, STAMFORD, CT – 78,000 SF AVAILABLE TO LEASE

› 78,000 SF Immediately Available for Lease

65,638 SF Warehouse/R&D Space Divisible to 12,000 SF
12,768 SF Office Space

Largest block of contiguous warehouse space available in Stamford

› Property Features

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

Ample power

Conveniently located only a mile from I-95 and a half mile from the Glenbrook train station.



For Leasing Information: Josh Gopan | Jim MacDonald
718.518.8600 | simdev.com

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