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Simone pays \$6.5M for Port Chester industrial flex building

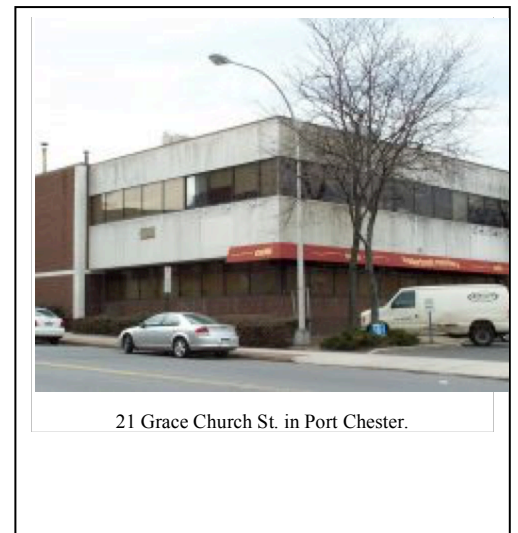
By John Golden

Simone Development Cos. recently closed on its \$6.5 million purchase of 21 Grace Church St., a fully occupied, 65,000-square-foot industrial flex building in Port Chester whose main tenant is a 32-year-old coffee roasting company.

The property was acquired by the Bronx-based developer in an off-market deal with the previous owner Grace 21 Associates LLC.

Tenants are Empire Coffee Co. Inc., which in 1994 opened a 40,000-square-foot facility for its expanded roasting, grinding and packaging business at 21 Grace Church St., AlbumX Corp. and Port Chester Market Corp.

Joseph Simone, president of Simone Development, in a press release said the acquisition “preserves these homegrown jobs while providing an excellent long-term investment opportunity for Simone Development.”



21 Grace Church St. in Port Chester.