

July 18, 2017

Gopan and MacDonald of Simone Development sign two leases totaling 70,000 s/f in the Bronx

(Bronx, NY) Simone Development Cos. has signed a total of 70,000 s/f at 535 Zerega Ave. The deals include a new lease for 40,000 s/f of newly constructed warehouse space for New York Road Runners and a 30,000 s/f lease expansion for DJ Ambulette.

Josh Gopan, director of leasing, and James MacDonald, vice president of leasing for Simone Metro Properties, represented the developer, Simone Development, and CJS Realty, LLC, co-owner of the property. Richard Warshauer, senior managing director of Colliers International NY, LLC represented New York Road Runners in their long-term lease.

“Modern warehouse space is in short supply in the Bronx. Construction on 535 Zerega



Jim MacDonald Josh Gopan
Simone Metro Properties



535 Zerega Avenue - Bronx, NY

was completed just a few months ago, and it became highly desirable due to its high ceilings, parking and access to major transportation [arteries](#),” said Gopan. “New York Road Runners was the perfect co-tenant with D-J Ambulette at the property. We are extremely pleased to be doing business with such an outstanding organization.”

New York Road Runners, a non-profit community running organization, was founded in 1958 with a mission to help and inspire people through running. The organization sponsors more than 65 events

a year, including the world-famous New [York City Marathon](#), and serves more than 430,000 annually, including 215,000 youth. The organization signed the long-term lease in the East Bronx to consolidate existing warehouses scattered throughout the borough.

DJ Ambulette Service has been committed to providing prompt, courteous and affordable [transportation services](#) for [nursing homes](#), adult day care centers and hospitals for over 20 years. The company recently expanded at the property at 535 Zerega Ave. as part of their continuing expansion and commitment to create [job growth](#) in the borough of the Bronx.

The properties at 535 Zerega Ave., within the Zerega Industrial Park, feature a total of 70,000 s/f of warehouse and 30,000 s/f of parking, multiple loading docks, five overhead doors, and 21 ft. ceiling heights.

“We are extremely gratified that this new development was able to meet the expansion needs of DJ Ambulette and consolidation of warehouse space for the New York Roadrunners Club,” said MacDonald. “Simone Development is one of the Bronx’s leading commercial, industrial, retail and medical space providers, and these deals demonstrate the growing demand for space and desirability of the borough for centralized warehouse locations.”

<http://nyrej.com/gopan-and-macdonald-of-simone-development-sign-two-leases-totaling-70-000-s-f-in-the-bronx>