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## Simone Development Signs New York Road Runners and D-J Ambulette to Long-Term Warehouse Deals on Zerega Ave. in the Bronx



[Simone Development Companies](#) has signed a new lease for 40,000 square-feet of newly constructed warehouse space for New York Road Runners at 535 Zerega Avenue in the Bronx. DJ Ambulette has also expanded to 30,000 square feet at the property.

Josh Gopan, Director of Leasing, and James D. MacDonald, Vice President of Leasing for Simone Metro Properties, represented the developer, Simone Development, and CJSA Realty, LLC, co-owner of the property, in both transactions. 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 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 Mr. 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 Avenue as part of their continuing expansion and commitment to create job growth in the borough of the Bronx. The properties at 535 Zerega Avenue, within the Zerega Industrial Park, feature a total of 70,000 SF of warehouse and 30,000 SF of parking, multiple loading docks, five overhead doors, and 21+ foot 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 Mr. 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.”