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Real Estate Briefing

Leasing activity continues to grow in Miami-Dade's Airport West area

Staff South Florida Business Journal

Logistics and freight forwarders continue to drive a lot of leasing activity in Miami-Dade County's Airport West submarket, helping State Street Realty close 569,000 square feet in transactions valued at more than \$28 million in February and March.

The market remains strong for users of less than 30,000 square feet of space, and there are several prospects seeking more than 100,000 square feet.

"Several of these larger companies are in older, less functional warehouse facilities and many are migrating to the new modern construction specifications, which several industrial developers are offering, as these tenants seek to drastically improve the overall efficiency and operation of their business," State Street Realty Senior VP [Ed Lyden](#) said.

Noteworthy deals that State Street closed include:

- Interport Logistics leased 146,788 square feet of industrial warehouse space at Prologis Beacon Lakes. State Street President [George Pino](#) and Lyden represented landlord Prologis; [Tom Capocéfalo](#) and [Tyler Wyant](#) of Studley represented the tenant.
- JMJ Enterprises purchased a 6,584-square-foot warehouse condominium at Prologis Beacon Lakes. Pino and Lyden represented seller Prologis; Alex Beach of Easton & Associates represented the buyer.
- Solid Construction leased 2,400 square feet of industrial warehouse space at Lakefront Business Center. State Street senior associate [Jesus Cortes](#), Lyden and Pino represented [Cecilio G. Lopez](#), trustee for the landlord.
- CHEP Aerospace US leased 29,451 square feet of industrial warehouse space at Prologis Beacon Lakes. Pino and Lyden represented landlord Prologis; Greg Lance of UGL Services Equis Operations Co. represented the tenant.
- Deluxe Freight leased 25,600 square feet of industrial warehouse space at Prologis Beacon Industrial Park. Pino represented landlord Prologis; [Jose Val](#) of Parvani Commercial Group represented the tenant.