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## Centergate at Gratigny signs freight forwarder

South Florida Business Journal - by [Oscar Pedro Musibay](#)

Centergate at Gratigny has signed freight forwarder **Miami International Freight Solutions** to a lease for 84,000 square feet. The company had been located there for two years on a temporary basis, and signed a lease about a month ago, bringing recent tenant signings to nearly 275,000 square feet and occupancy to about 30 percent.

Flagler's Asset Solutions Group, a division of **Flagler Real Estate Services** LLC, began serving as the property's asset manager in January. Soon after, it launched a revitalization and beautification project at the facility, which has 1 million square feet of space. The group worked with former leasing broker Jose Juncadella, managing principal of **Fairchild Partners**, to negotiate and close the lease.

The Miami International Freight Solutions deal is one of three important deals at the business park. Flagler and Juncadella worked together to sign **Carnival Cruise Lines** to 175,000 square feet of warehouse space, with a move scheduled for the end of the year, and Electronic Transaction Consultants Corp. leased 15,000 square feet of space.

The 74-acre business park is at the southeast corner of the Gratigny Parkway and Northwest 42nd Avenue in Hialeah. It offers office space, climate-controlled assembly space, warehouse space with 32-foot clear ceiling height and 27 acres of developable land accommodating 650,000 square feet of new buildings.

The facility's former co-owners, **Higgins Development Partners** and **Waltson Street Capital**, lost the property to foreclosure, with **Barclays** as the new owner.

Tenant interest is timely because industrial prices are depressed and Centergate initially had difficulty finding tenants after **ABC Distributing** left the facility.

Flagler President and CEO Jose Hevia said Flagler will continue tapping its network of third-party brokerage and business contacts to continue to generate interest in the property.