



Date: May 16, 2008
Address: 10850 NW 30th Street,
Doral, Florida
Property: "Class A" 17,000 Sq.
Ft. Warehouse
Building.
Seller: Gateway Warehouse &
Consolidators, Inc.
Buyer: Servicios Agecom, LLC

For More Information Contact:

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Doral Warehouse Sold! ***"Proof that International Trade Sustains Miami's Industrial Real***

Edward J. Redlich, SIOR, CCIM of ComReal Miami announces the sale and purchase transaction of a 17,000 sq. ft. warehouse. The Class A, free-standing warehouse is located at 10850 NW 30th Street in Doral, FL, within the Beacon Industrial Park. The sales price was \$2,635,000 or \$155 psf. The Seller was Gateway Warehouse & Consolidators; the Buyer was Servicios Agecom, LLC, which is the real estate holding company for the business known as Pack & Send Cargo. The Buyer is in the freight forwarding and packaging business and is originally from Venezuela.

"There are over two dozen warehouse buildings of this size on the market right now in the Miami Airport West submarket," states **Ed Redlich**. "Although the prices per square foot of such warehouses have decreased from the highest sale of about \$175 psf last year, values are still relatively high. I think a lot has to do with the fact that Miami is at the center of this hemisphere's economy. ComReal Miami continues to serve more and more international companies. Just recently we have assisted companies from Spain, Hong Kong, Peru, Colombia, Venezuela, Brazil, and more, all looking for warehouse space here in Miami. It is very interesting to learn the reason why each business makes a decision to grow and expand here. Some come here because they see the opportunity for growth. Others, quite frankly, are here mainly to escape the threat of communism and dictatorship."

The Espinosa family owns & operates Gateway Warehouses & Consolidators, which imports products from overseas and distributes them both domestically and to the South & Central Americas and Caribbean. This is the second time, in less than a year, that **Redlich** has represented them in a major transaction. In October 2006, **Redlich** represented The Espinosa's in the purchase of their 40,000 sq. ft. Class A warehouse located nearby at 11125 NW 29 Street, also located in BIP, for \$4,250,000.

Fernando Espinosa, Jr. is delighted to work with ComReal and **Redlich** for their "relentless pursuit and tireless effort". Mr. Espinosa also added, "We required a specific building in a specific area, and **Redlich** found it when all others could not. Our company is extremely grateful and will always consider ComReal part of our team."

For more information on this transaction, please call **Edward Redlich, SIOR, CCIM** at 786-433-2379, eredlich@comreal.com. For additional information of Pack & Send Cargo, please visit www.packandsendcargo.com.