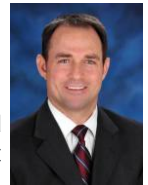




Retan Aerospace Inc. has leased 11,406 sf of flex industrial space in Port America Place I, 753 Port America Place, Grapevine, TX. **Joe Santaularia**, broker associate of Bradford Commercial Real Estate Services, represented the tenant. Gil Stroube of Lincoln Property Co. represented the landlord.

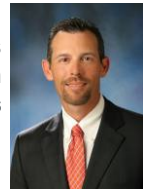
Anderson, Crenshaw & Associates LLC has leased 5,109 sf of office space in North Central Plaza III, 12801 N. Central Expressway, Dallas. **Melanie Hughes** and **Sharon Friedberg**, senior vice presidents of Bradford Commercial Real Estate Services, represented the landlord. John Shaunfield and Kyle Jett of Newmark Knight Frank represented the tenant.



Efreightsolutions LLC has subleased 3,750 sf of office space at 5201 Statesman Dr., Irving, TX. **Joe Santaularia**, broker associate of Bradford Commercial Real Estate Services, represented the tenant. Reed Parker of Banner Commercial Inc. represented the sublessor.



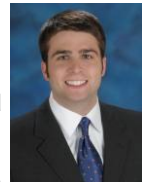
Goodman Distribution Inc. has leased 29,955 sf of warehouse/distribution space in Gateway East Business Center, Building II, 4009 Distribution Dr., Garland, TX, from Northwestern Mutual Life Insurance Co. **Susan Singer**, senior vice president and managing partner of Bradford Commercial Real Estate Services, and **Chris Stout**, market director, represented the landlord. Stream Realty Partners L.P. represented the tenant.



Growth Holdings LLC has renewed 16,800 sf of warehouse space at 11455 Newkirk St., Dallas, from ML Capital Ltd. **Jason Miller**, market director of Bradford Commercial Real Estate Services, represented the landlord.



Regal Corp. has renewed 12,458 sf of light-industrial space at 605 Avenue R, Grand Prairie, TX, from DCT-TX 2004. **Michael W. Spain**, vice president and managing partner of Bradford Commercial Real Estate Services, and **Jim Ferris**, vice president, represented the landlord.



With industrial leasing gaining momentum, Bradford Commercial Real Estate Services' brokers have filled 151,744 sf for a pair of building owners in Dallas/Fort Worth.

Tenet HealthSystem Medical Inc. renewed an 81,644-sf warehouse at 1150 Hayden Dr. in Carrollton and Insight Merchandising leased 70,000 sf of industrial space in Heritage Business Park II at 1000 S. Nolen Dr. in Grapevine.



"If you ask any industrial broker in the Dallas/Fort Worth market, I think the answer would be the same activity is good and deals are getting done," said Brian Pafford, Bradford's vice president and managing partner who secured the Tenet renewal for Acquiport DFWIP Inc.



Competition and market surveys are part of every deal in the market. "A majority of tenants coming up for renewal will at least do a quick survey of the market. However, most tenants prefer not to move if their current space is still functional for their business," Pafford added.

Rob Kingsbury and Steve Thelen with Jones Lang LaSalle in Dallas represented Tenet, a longtime tenant at the Carrollton building. Pafford said negotiations added five years to Tenet's lease term for the San Francisco-based owner.



The Heritage Business Park lease is a case of Insight Merchandising opting for a more permanent arrangement with A&B after nearly one year of leasing space on a month-to-month basis that it originally secured through a sublease, said **Michael W. Spain**, vice president and managing partner for the Dallas-based brokerage firm. He and **Todd Lambeth**, Bradford senior vice president and managing partner, hold the Heritage Business Park assignment for A&B Properties Inc. of Honolulu.

Ken Wesson and Donnie Rohde of Lee & Associates D/FW represented Insight Merchandising, which was occupying the last available space in Heritage Business Park II, one of seven buildings in the park.

"A lot of companies have pent-up demand due to the uncertainties of the past year. They're being forced to make decisions now," Spain said. Based on the current deal pipeline, he added the 1.3 million-sf Heritage Business Park could be nearly 93% leased in 60 to 90 days.