

Great Southwest Tenant Seals 242,980 SF

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GRAND PRAIRIE, TX-After nine months of subleasing, National Distribution Centers LP has cut a direct deal for 156,990 sf and added 85,990 sf by winning a third-party logistics contract from its next-door neighbor. The long-term lease drives occupancy to 100% in the 405,780-sf distribution center in the Great Southwest Industrial District.



Regency I • Grand Prairie, TX

The Vineland, NJ-based logistics provider inked the pact after winning the nod to distribute wares for North Pole Inc. of Washington, MO, a supplier of folding chairs and awnings, and took over its space in Regency I at 1029 Post & Paddock Rd. in the process. "The beauty of this deal, from the landlord's



Michael W Spain
Vice President
Managing Partner

perspective, is there was no down time," Michael W. Spain, vice president and managing partner for Bradford Cos. of Dallas, tells GlobeSt.com. He and Bradford's president and CEO Kevin J. Santaularia represent the seven-year owner of the 24-acre industrial property, OTR of Columbus, OH.

Jean Russo, senior director for Cushman & Wakefield of Texas Inc., says National Distribution Centers' sublease term was nearing expiration so it did shop the market. "We were able to reach satisfactory terms with the landlord," she adds.

National Distribution Centers immediately took over the expansion space while plans get fine-tuned to add a second office area to the leased space, according to Russo. She says about six months went into the site search and negotiations.



Kevin J. Santaularia
President/CEO

National Distribution Centers leases upward of 1.5 million sf in North Texas. In the Great Southwest, it also leases about 100,000 sf in a 109th Street warehouse, also in Grand Prairie, and 320,000 sf at 14900 Trinity Blvd. in Fort Worth.

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