

New York Air Brake Expands In Dallas/Fort Worth

IRVING, Texas Looking to draw from talent pools in Dallas and Fort Worth, New York Air Brake Corp. is settling into 50,200 sf of flex industrial space at Freeport Corporate Center 2 in the East DFW Airport submarket.



"They have been hiring in Fort Worth. They wanted to get to a central location so they'd attract applicants from Dallas too," says Jim Ferris, vice president of Dallas-based Bradford Commercial Real Estate Services. "But, the key to this deal was the 30,000 sf of existing office space. I don't think we even moved a wall."

Ferris negotiated an eight-year lease with improvements to the existing office and construction of an additional production/assembly area to accommodate the tenant's anticipated growth. The build-out included a 7,000-sf demo/showroom area for New York Air Brake's Train Dynamic Systems simulators.

New York Air Brake's new space was part of a 90,200-sf vacancy, previously occupied by GE Aviation at Freeport Corporate Center 2. Representing the Denver-based landlord, ProLogis, was in-house vice president Mitch Pruitt.

New York Air Brake has doubled in size with the relocation to 5201 Regent Blvd. from 8910 Oak Grove Rd. near Carter Industrial Park in south Fort Worth. With the move wrapped up, Ferris and Bradford's Nick Talley in the Fort Worth office are searching for a sublease tenant to backfill the 25,000 sf of vacated space, owned by WFR Properties Inc. The office/warehouse space can be subdivided.

"We are offering value rates for the four years that remain on the existing lease term," Ferris says.

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