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DEAL OF THE WEEK: ACE TRANSPORTATION/NEW GENERATION FREIGHT LEASE

Ace Transportation/New Generation Freight has signed a lease for 30,000 square feet at Ave Aviation & Commerce Center in Opa-locka.

The 10-year deal for industrial space at the 178-acre park is valued at more than \$2 million. Ave Aviation & Commerce Center, which has 2.6 million square feet of retail, warehouse and hangar space, is located at 3500 N.W. 114th St.

Ace Transportation/New Generation Freight will share space in Building N, which has 151,000 square feet of space. About 70 percent of the building is leased.

Miami-based Capital Commercial Group, the sole broker the deal, represented the park. Ace Transportation approached Ave Aviation about leasing the space, said Ernesto Cambo, managing member of Ave LLC.

Ave Aviation has 50 acres built out, including 500,000 square feet of space taken by the U.S. Postal Service.

"We are about a third committed," Cambo said.

Additionally, Auction House Miami has a 7,200-square-foot office/warehouse on 10

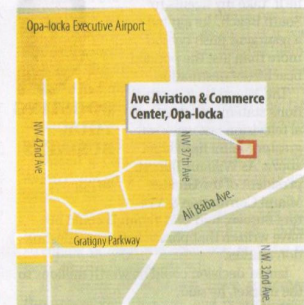


MARK FREERKS

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acres, with lots of parking for its cars. Building N also houses a cargo operation, hospital

bed distributor, regional logistics firm, local window installer and a tire distributor, Cam-



bo said.

"Companies are recognizing the value [rate] and the quality of the Ave development," said Ernesto Casal, Capital Commercial Group principal and broker. "We are seeing interest from companies throughout the region and nationally."

OSCAR PEDRO MUSIBAY