



TRANSWESTERN

REAL ESTATE
SERVICES



MIAMI, FL

PriceSmart Foods

Occupier Solutions + Capital Markets

Transwestern was engaged to locate and negotiate a new location for PriceSmart's dry storage and distribution AND negotiate a long-term extension and expansion within their existing leasehold space to include additional refrigerated and frozen space.

The Transwestern team utilized market knowledge, secured the last site within the existing business park which entailed convincing the developer to alter their initial site plan from three to 22 buildings. Transwestern was able to secure aggressive deal terms for both transactions including a purchase of a 332,000 SF build-to-suit state-of-the-art distribution and regional headquarters building along with a long-term leasehold for 100,000 SF of refrigerated and frozen space nearby. After the sale and lease were consummated, Transwestern was engaged to sublease 260,000 SF of existing dry space.

Transwestern secured aggressive deal terms including initial rent abatement, flexibility and sublease provision. The new premises provide a world-class training facility and culinary innovation center with an expansive environment for modern offices that foster interaction and collaboration.

“We are pleased to expand on and deliver an extensive breadth of services for our client.”

Ben Eisenberg,
Executive Managing Director