

# Growing food producers, distributors moving to add space

By PATRICIA HOYOS

Two local producers and distributors of food will relocate their headquarters this year within Miami-Dade County to accommodate their growth.

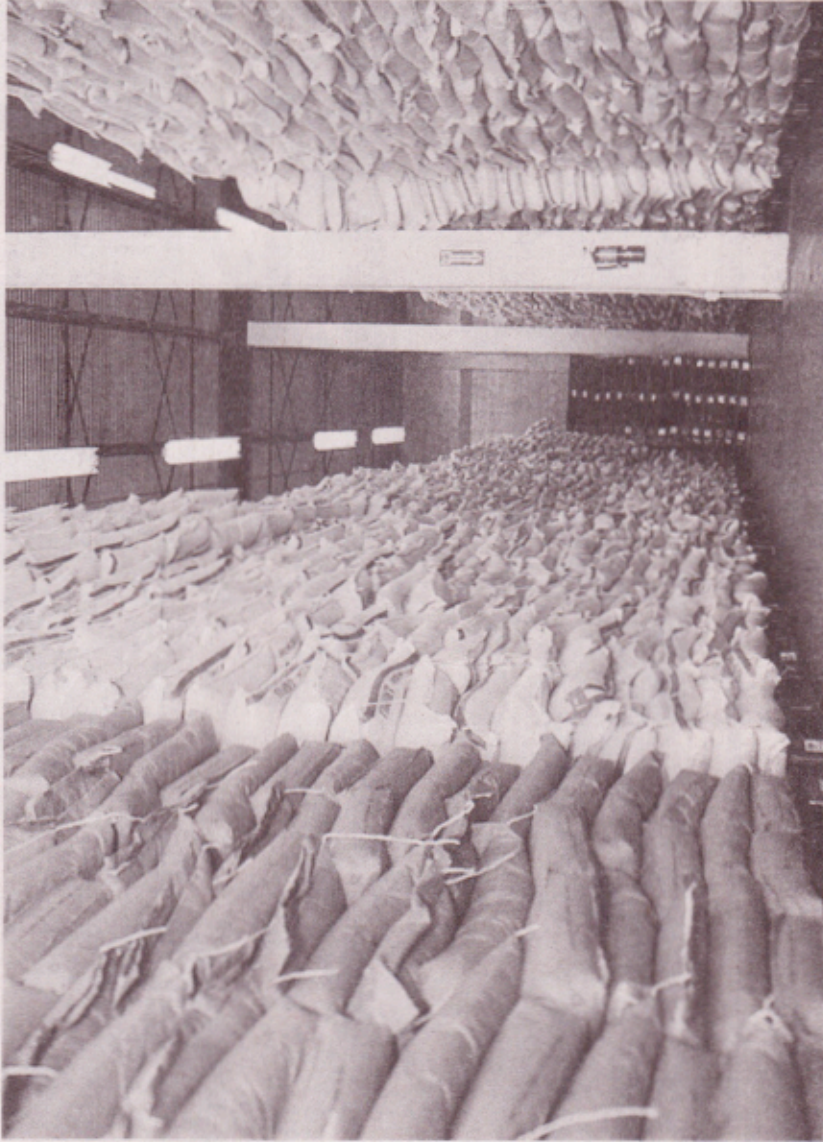
Sugar producer Banah International Group Inc. will consolidate its operations to a 302,000-square-foot industrial building in Hialeah at 215 SE 10th Ave. The building will serve as Banah International's packaging and distribution center as well as its corporate headquarters.

Right now the company outsources its packaging and distribution components to third parties, said Ernesto Casal, principal with The Casal Group, who represented Banah International in the transaction.

"Recently, they've acquired certain contracts that require substantial expansion, and it makes more sense to handle them all under one roof," he said.

Also relocating is Conchita Foods after signing a 10-year lease to occupy a 59,000-square-foot building at Flagler Station Business Park in Medley, expanding its headquarters by nearly 36%.

The new building at 10505 NW 112th Ave. will house its warehouse, office and distribu-



**Banah is moving to a 302,000-square-foot building that will be both headquarters and packaging center.**

tion centers. Miami Today reported an incorrect location for the move last week.

Currently, the family-run company is where it has been for more than 30 years in a 38,000-square-foot building at 9115 NW 105th Way, also in Medley.

Banah International's 11-year

deal is valued at over \$15 million, said Jose Juncadella, principal at Fairchild Partners Commercial Real Estate Services, who represented the owner of the facility, San Francisco-based Terreno Realty Corp.

Terreno, which owns and operates real estate in six major coastal US markets, declined to comment on the lease.

Before signing the lease with the Terreno, Banah International was looking into a 150,000-square-foot warehouse near Miami International Airport.

tremendous plans with Miami-Dade County."

The company plans to add about 300 jobs by the end of 2012 after qualifying for the state's Qualified Targeted Industry Tax Refund program. Mr. Casal said the company also automatically qualifies for county and state tax incentives because its new headquarters will be in a Miami-Dade County enterprise zone.

Banah International's move is not just a company playing musical chairs, Mr. Casal said, but rather represents an upwards trend in the market.

"This shows the strengths of Miami industrial market and international trade," he said.

Conchita Foods' move will allow the distributor to modernize its facility and expand warehouse operations. With a product line of over 150 items including beans, tropical fruits and seasonings, its products are sold in cities with large Hispanic communities throughout the country.

Conchita traces its roots to 1937 in Pinar del Rio, Cuba, when Sixto C. Ferro and some of his brothers made guava paste and sold it to the general store. Today, the second and third generations of the Ferro family still own the company.