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Real Estate

Industrial park's expansion will give south Lake a boost

Jerry W. Jackson | Sentinel Staff Writer
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When the economy revives, south Lake County will be better positioned to accommodate commercial growth with the recent expansion of Hunt Industrial Park. The recent completion of the park's second phase added more than 103,000 square feet of flex-use space, bringing total space in the park to nearly 157,000 square feet.

The park includes 12 buildings on more than 18 acres, secured with a card-access gate system. Because the entire park is less than 5 years old, the property has advanced features that not all parks offer, such as oversized bay doors, drive-in units, and loading docks and air-conditioned offices that are handicap accessible.

Hunt Industrial Park's first phase was built in 2004, with nearly 54,000 square feet, and added more land for expansion in 2006. Donnie Hunt, the park's owner and property manager, said the park can customize units to meet different needs, with office space starting at 900 square feet.

The park has 24 tenants representing a wide range of businesses and industries, including bio-diesel fuel production, aviation repair, computer service and repair, catering, custom machining, and commercial laundry equipment.

Hunt Industrial Park is in the [Clermont](#)-Groveland area, 1 mile west of downtown Clermont and 3 miles north of State Road 50, off County Road 565A.

Apartments

CB Richard Ellis said its Central Florida Multi-Housing Group in Orlando retained its position as the top apartment-brokerage team in the Orlando area in 2008, with more than \$171 million in local sales. CBRE said it closed more than twice as many transactions in Central Florida as its nearest competitor for the second straight year. The assets sold range from apartments built in the 1970s and 1980s to newer projects built within the past 10 to 15 years. CBRE also sold several "fractured" deals -- communities that converted and sold units as condominiums but then reverted the

remaining units to rentals.

Design

SchenkelShultz Architecture of Orlando designed the [University of Central Florida's](#) \$8 million, 25,741-square-foot Career Services and Experiential Learning Center. Designed to achieve LEED Silver certification, the facility will house career counseling, career services, employer relations, and experiential-learning departments. It will also include administrative space, conference rooms, interview rooms, resource labs and seminar rooms. The building will be completed in 2010. PPI Construction Management of Orlando is the project's construction manager.

Top producer

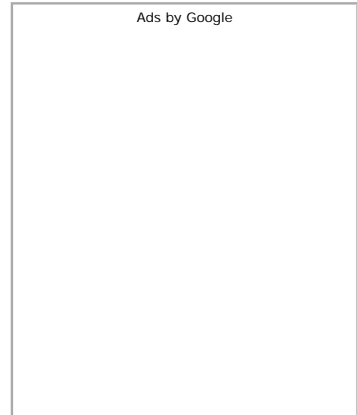
Jamie Zweifel, broker-owner of Century 21 Professional Group in Orlando, said David Dorman was its top sales associate for 2008 based on sales production. Dorman, who has been with Century 21 for seven years, also earned the sales award in 2007.

Leasing

Liberty Universal Management Inc. in Orlando leased 35,670 square feet last year in the Walmart-anchored shopping center on South Kirkman Road in MetroWest. David Cobb represented the landlord for Planet Fitness (13,000 square feet), Mattress One (6,430 square feet), China Yummy Buffet (6,515 square feet), Rainbow Fashions (6,000 square feet), Chinese Takeout (1,400 square feet), Value Dollar (1,200 square feet) and Metro PCS (1,125 square feet). Liberty, headed by founder and President Jack Liberty, ranks among the five largest commercial real estate brokerages in the Orlando area. . . .

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Principals Tom McFadden and William "Bo" Bradford of Southern Commercial Real Estate Advisors completed an 18,000-square-foot lease on Enterprise Way in Sanford, in the NorthPark Commerce Center. McFadden and Bradford negotiated the five-year deal representing the landlord, McDonald Development. The tenant, Goodman Distribution Inc., was represented by Helen Banks and Jim Barton of Mohr Partners Inc. . . .

Allied Veterans of the World Inc. has leased 6,000 square feet of retail space in the Longwood Shopping Center on U.S. Highway 17-92 for five years. The landlord is GS Realty Inc. Jeff Tanner and Kim Brackett of Coldwell Banker Commercial NRT negotiated the deal. . . .

Bartlett Services Inc. has leased 5,000 square feet of office and warehouse space on Douglas Avenue in Altamonte Springs. Scott Giles of the Bywater Co. represented the tenant. Craig Graham of Robert Craig Graham in Winter Park represented the landlord, Sanlando Commerce Center LC, an affiliate of Charles Wayne Properties in Daytona Beach. Bartlett Services is a wholly owned subsidiary of Bartlett Holdings Inc. of Plymouth, Mass. . . .

Greg Morrison, principal and founder of Morrison Commercial Real Estate in Orlando, announced the completion of three office leases totaling 20,202 square feet in three office buildings in Orlando. The largest was 10,032 square feet in SunTrust Center on South Orange Avenue downtown. Morrison served as the tenant representative for Orlando Regional Healthcare System Inc. in negotiations with landlord, SunTrust Center Owner LLC. John Gilbert of CB Richard Ellis represented the landlord.

Electrical

The residential division of Palmer Electric Co. in Winter Park secured a contract with Lennar Homes to provide electrical-contracting services for a new town-home community, Camden Landing at Wyndham Lakes, in Orlando. The project is under construction and will be completed as sales progress. Camden Landing is planned for two-story buildings with 122 town homes, offering three floor plans ranging from 1,733 square feet to 1,834 square feet.

Renovations

H.W. Davis Construction Inc. of Orlando recently completed a 12,000-square-foot renovation of the Orbit Cafeteria at the Kennedy Space Center Visitor Complex. The company was also selected by Central Florida Regional Hospital to undertake renovations to an existing cardiac-catheterization lab.

Residential

KB Home, one of the nation's largest home builders and one of the top builders in Central Florida, has teamed up with Sherwin-Williams to use an exclusive line of branded interior paints in all new homes that begin construction after Jan. 1. The paint is formulated to be low in odor as well as mildew resistant, promoting improved indoor-air quality.



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