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## New warehouse project planned for southeast Orlando

**Developer seeks OK to shrink proposed industrial center by 98,500 square feet**

**Premium content from Orlando Business Journal - by Anjali Fluker, Staff Writer**

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An Ohio developer will seek approval from the Orlando City Council on May 24 to change plans for a proposed 220,000-square-foot office/warehouse project in southeast Orlando to accommodate an equipment maker.

Columbus, Ohio-based Harmon Family Development Co. got the nod April 20 from the Orlando Municipal Planning Board to shift the second and third phase of its Shelby West Distribution Center on Southport Drive to a \$10 million, 121,500-square-foot building.

There's plenty of existing space available in the southeast Orange County submarket, which had a 20.2 percent vacancy rate on 33.6 million square feet in the first quarter, said brokerage firm CB Richard Ellis.

However, Harmon Family Development signed a long-term lease with dialysis equipment maker Fresenius USA Inc., which needs a distribution center with a 36-foot ceiling height — something that doesn't exist in the submarket's available inventory, said Ray Romano, vice president of industrial brokerage services for CB Richard Ellis in Orlando.

Sources said the lease was for 15 years, but financial terms of the deal weren't known.

Steve Harmon, director of development for Harmon Family Development, declined to share details on the tenant and lease terms. But he did confirm the user has specific needs for air conditioning, ceiling heights and office layout. The company's affiliate firm, Logan Creek Construction Co., will handle the project as a design/build. Construction could start by June and be completed by December.

Former land owner Southport Development LLC previously had a plan approved in 2005 that included building four multitenant industrial buildings on what was a 14-acre site. Only one 49,200-square-foot office/warehouse building has been completed to date. The Fort Lauderdale-based firm sold 10.7 acres to Shastcal Properties LLC, a related entity to Harmon Family Development, for \$1.6 million on March 30, Orange County records showed.

Planning consultant Jean Abi-Aoun, vice president of Orlando-based Florida Engineering Group Inc., said as the market changed, the previous owner couldn't complete the project as planned, so the property was subdivided and sold.

Meanwhile, Fresenius has an existing 100,000-square-foot facility on ParkSouth Court in southwest Orlando. Frank Popolo, distribution manager for Fresenius in Orlando, was unavailable for comment by press time.

### Shelby West Distribution Center

Previous plan: 220,000-square-foot, four-building industrial development  
New plan: 121,500-square-foot, built-to-suit distribution center  
Estimated cost: \$6.5 million  
Developer: Harmon Family Development Co./Spartan Logistics  
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