


PARK HIGHLIGHTS

Nabisco Joins The Lineup Of National Brands In AIPO

The 112,000 SF distribution center under construction in AIPO is for Nabisco, a part of Kraft Foods, Inc., an operating division of Philip Morris, Inc. After closing on an 8.5 acre parcel earlier this year, Becknell, a Chicago-based developer, began the build-to-suit project for Nabisco. Scheduled for completion in November, household name cookies and crackers will soon be distributed from AIPO to destinations throughout Florida.

S. Paul Sabga, president of AIPO, represented the seller in the transaction, with Bob Stout of ComTech Properties, Inc. representing the buyer.

“We are very pleased to continue to attract quality brand-name companies like Nabisco to AIPO,” Sabga said.

Chicago-based architectural firm, Craig Kouri Architects Ltd., designed the tilt-wall building which features a decorative reveal and entryway canopy. Rocket & Associates (formally Blount Sikes & Associates) is the civil engineer. 

Hartrich Construction LLC, general contractors, is heading up the construction team. Subcontractors include Abbott True Electric, Irvine Mechanical, Tharp Plumbing, Total Site Development and Martin Concrete Construction.



Nabisco facility construction underway

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AIPO would like to give a special thanks to Bob Stout for closing his third transaction with us, more than any other broker to date.

KEEP 'EM COMING, BOB!

Watkins Motors Into AIPO

AIPO celebrated its 20th anniversary in a big way with its largest sale ever. In February of this year, Watkins Motor Lines purchased 57.6 acres fronting on Florida Crown Drive in the Park. Located in an undeveloped portion of the park, the parcel is undergoing extensive site work and infrastructure construction before building begins.

Prior to the sale, AIPO and Watkins worked closely together to prepare a plan for site preparation including engineering and construction of retention

and detention ponds, utilities and roadways.

Once site work is completed, construction will begin on a cross-dock complex of buildings totaling 98,044 SF. Jerry Trout, Straughn-Trout Architects in Lakeland, Florida, is the project architect. Marco Bay Construction is building the facility.

Paul Sabga represented AIPO and Bob Peck of Watkins Retail Group in Lakeland, Florida, represented the buyer in the transaction. 🏡



As a result of the site preparation and construction on the Watkins site, AIPO's management decided to clear, fill and prepare an additional 100 acres of undeveloped land in the park for future development. For detailed information about new sites for sale, please contact Paul Sabga, 407 649-1200

Site work is underway on the future home of Watkins Motor Lines

TW Metals Open For Business

TW Metals, Inc.'s new 40,000 SF manufacturing facility is complete. Liberty Properties Trust developed the build-to-suit facility on 5.14 acres in the Park. Edwards Construction Company provided general contracting services. 🏡



Metal fabrication facility gets down to business in AIPO

PARK HIGHLIGHTS

Chef Creations Takes Over Former La Romagnola Space

Soup's on! That's a hundred gallons of soup, please. Making specialty and custom recipes bigger and more cost effective has proven to be a good business move for Chef Creations, a subsidiary of Culinary Concepts, Inc. The food preparation business established in early 1998 by Manny Garcia, Hal Valdes and Tony Pace moved into a 30,200 SF building formerly occupied by La Romagnola on Tradeport Drive earlier this year when it outgrew its 13,750 SF College Park location.

"From a facility standpoint, this building was a perfect fit for our business with its existing walk-in refrigerators and freezers," says Hal Valdes, President, Chef Creations, Inc.

Now the heavenly aroma surrounding one of AIPO's newest occupants will only get better. Under the direction of Valdes and Pace, the staff has expanded from 32 to 45 to meet the demand from clients from Arizona to the Carolinas.

"With our expansion and growth came the increased need for good shipping access which the AIPO location offered in abundance with roadways such as 528, Interstate 4 and the Florida Turnpike," said Valdes.

The Chef Creations staff serves as the right hand of each "chef" it works with. According to Valdes, the company's specialty is taking a restaurant's signature products, enlarging the recipes and distributing them back to the main line food distributor of their choice. Chef Creations makes a variety of restaurant items such as soups, sauces, stocks and authentic ethnic appetizers for restaurant clients including the Ale House chain, PR's Taco Palace, Planet Hollywood, Sonny's Real Pit Bar B Q, Brio Tuscan Grille and Walt Disney World resorts eateries.

"It is ironic that we, who live in one of the warmest climates in the country, are making soup and sauces to export to cooler climates," notes Valdes. 🍲



Sign installation signals the "Chef" is in!

McLane Joins AIPO Lineup With Purchase Of Ameriserve Building

McLane Foodservice, Inc. of Carrollton, Texas, purchased the 290,000 SF building formerly occupied by Ameriserve, a now defunct food distribution company. The \$13.95 million purchase has brought new life to the cold storage and distribution warehouse located on an 18.27 acre site in AIPO.

The seller was Palm Tree Investments Limited Partnership. Michael Davis and Susan Ruby of

Cushman & Wakefield represented the buyer in the transaction.

Built in mid 1998 by developer Opus South, the facility was originally leased to Ameriserve, which was eventually purchased by McLane.

"It is just great to see activity at this unique building once again," says AIPO President, S. Paul Sabga. 🍲

New Names Fill Existing Park Buildings

Goya Foods Buys KraftMaid Building

From cabinets to salsa, the 130,000 SF building formerly occupied by KraftMaid Cabinetry is now a distribution center for Goya Foods. Built in 1984, the

rail served facility was sold late last year. Located on 8.06 acres, the building has frontage on South Orange Avenue. Goya set up shop earlier this year. 🇺🇸



Goya Foods Gets Spicy New AIPO Location

COMMUNITY NOTES



Wings is a publication of Airport International Park of Orlando, a 1,350-acre office, commercial and industrial park.

For additional information on land sales, please contact S. Paul Sabga, President, or Celia Hicks, Assistant General Manager, or visit our web site at

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Newest Widening Project Of South Orange Avenue Benefits AIPO Occupants

South Orange Avenue's meandering two lane roadway which fronts AIPO's boundary from the intersection of Tradeport Drive to the Weatherbee Road Extension is one of the newest road widening projects in the red hot Orlando submarket surrounding Orlando International Airport.

Presently under construction, the approximately five mile six laning project completes the connection between other previously widened portions of this vital transportation link. Stretching from the intersection of Tradeport Drive to the Osceola Parkway, this latest FDOT widening project will facilitate easier access to southbound and westbound routes for businesses within AIPO when completed in 2003. 🇺🇸