



Industrial & Manufacturing





Madison Business Park A & C

Industrial
Tampa, FL

Project Highlights

Due to the historically low vacancy rates of bulk industrial product and the scarcity of entitled land to accommodate it, Trammel Crow Companies relied on R.R. Simmons to provide a cost effective solution to meet the growing demand of this market segment.

The two buildings combined are among the largest ever developed in the Hillsborough County and the biggest in recent years. The nearly 700,000 square feet of combined bulk industrial distribution warehouse space take advantage of several impact fee and enterprise zone incentives that are designed to help attract and retain businesses in this import market segment.

Building C was developed with a large user already committed who manufactures and sells stone countertops and will occupy more than half of the building. Building A was being developed on spec to help the depleted inventories of the industrial market. Both project feature an aggressive overall development schedule and extensive sitework to turn this otherwise marshy area into a vibrant center of business for Hillsborough County.

This project marks the 3rd project provided for this developer. Repeat clients speak to the level of service and quality of product provided by R.R. Simmons in the office and industrial markets.



Project Summary

- **Client**
Trammell Crow Company
- **Location**
Madison Avenue, Tampa, FL
- **Delivery System**
Design/Build
- **Project Size**
Building A - 380,000 Square Feet
Building C - 275,000 Square Feet
- **Building Systems**
Tilt-Up Concrete
- **Project Features**
Decorative Entry Features
Cross Dock, Dock High Distribution Facility



MAPMS, LLC

Industrial
Tampa, FL

Project Highlights

Kearney Development is one of the largest full service site contractors in the State of Florida. In addition to site development, this new facility will house other aspects of the KDC family including Florida Trucking. Kearney called upon the R.R. Simmons Design/Build Team to design and construct a facility that would withstand Class 3 wind conditions. In the event of a significant storm, KDC has to be ready to mobilize and assist the first respondent needs.

The two-story office component of this mixed development project houses all project management and operational support needs for this firm. Overhead cranes serve the multi-level maintenance facility fully, which makes the necessary service and repair of these large pieces of heavy equipment manageable. Special systems to handle exhaust and lubrication fluids have also been integrated into this design. New paint and equipment wash areas are just a small part of the sophisticated maintenance infrastructure. High wind resistant doors are also in place.

The 15,000 square foot special use building houses the firm's helicopter as well as other specialized equipment. Special rolling steel doors have been fabricated to withstand the 130 mph wind loads.



Project Summary

- **Client**
MAPMS, LLC
- **Location**
Madison Avenue, Tampa, FL
- **Delivery System**
Design/Build
- **Project Size**
2 Story, 52,600 Square Foot Office
2 Story, 65,000 Square Foot Warehouse
1 Story, 15,300 SF Special Purpose Facility
- **Building Systems**
Tilt-Up Concrete
- **Project Features**
Vehicle Maintenance Structure
Truck Wash Facility
Site Security Building





Coca Cola Enterprises

Industrial
Lakeland, FL

Project Highlights

Coca Cola Enterprises chose R.R. Simmons and Prologis to launch a new distribution center concept for their Central Florida beverage distribution program. The new 100,000 square foot tilt-up distribution center is located in Lakeland Interstate Business Park with ready access to the busy Interstate Four Corridor.

As the Design/Builder for this project, the R.R. Simmons Team worked hand in hand with ProLogis and Coca Cola Enterprises to integrate their new project requirements. The new facility features both full dock and grade loading conditions.



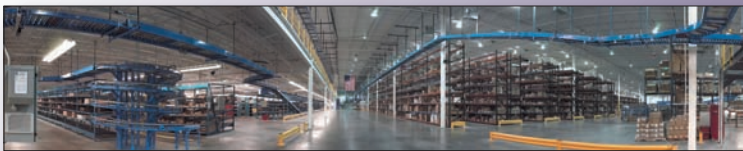
The chosen site has more than fifteen feet of elevation change across the twelve-acre site, which is very unusual for Florida. This elevation change presented its challenges to the civil engineering team to both balance the site and insure that the working grades were moderate for the active trucking activities.

This thirty foot clear, facility will house in addition to the beverage material nearly 8,000 square feet of operations office. The new facility sits prominently on the entrance to the business park and will be a showcase for Coca Cola's new distribution concept.



Project Summary

- **Client**
ProLogis
- **Location**
Interstate Drive, Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
100,000 sf Warehouse/Distribution Center
- **Building Systems**
Tilt-up Concrete
- **Project Features**
Insulated glass
Upgraded windowed entry
Future office buildout capability
Knock out panels for future dock doors



McKesson Distribution Center

Industrial
Lakeland, FL



WINNER

Excellent Commercial Building
— ABC Florida Gulf Coast Chapter

R.R. Simmons has successfully delivered numerous projects in the Lakeland Interstate Business Park. This new 225,000 sf distribution center joins the list of exceptional endeavors.

The building was constructed using a tilt-panel exterior wall system with a four-ply built-up roof. Concrete pilaster panels with decorative accents enhance the entry to the building and create a sheltered canopy at the front doors.

The warehouse includes dock-high, cross-dock access for trucks and forklifts. Twenty dock doors are included in the shell building with knock-outs for another 3 future doors. Interior columns clear spans up to 28 feet to allow for maximum storage capacity. A state-of-the-art ESFR fire suppression system was installed.

Included in the \$2.2 million tenant improvements for distribution and 2-story offices was a mezzanine for conveyors and racking. Also included technical construction of aerosol and flammable area, special fire protection systems, high security vault and refrigeration units, high bay lighting, computer room, and generator.



Project Summary

- **Client**
Trammell Crow Company/McKesson Corporation
Tampa, FL
- **Location**
1515 W. Bella Vista Street
Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
225,000 sf (180,000 shell with 45,000 sf mezzanine)
distribution center and offices.
- **Building System**
Job site precast concrete exterior wall system with interior steel frame construction.
- **Special Features**
Twenty-eight foot interior column spans allow maximum storage capacity, 45,000 sf mezzanine, 20 dock doors with knock-outs for 3 future doors.
- **Interior Features**
Interior build out included 12,000+ square feet of finished office area.



"Your firm's reputation as the pre-eminent Design/Builder in the market is well earned and one that distinguishes you from the rest."

Robert Abberger, Managing Principal
The Trammell Crow Company





Cardinal Health

Manufacturing

Lakeland, FL



WINNER

Outstanding Industrial Building - Manufacturing
— NAIOP

R.R. Simmons has a decade long relationship with Cardinal Health. This Lakeland facility now houses more than 250,000 square feet of pharmaceutical and hospital supplies.

With the rapid growth of the healthcare industry in the Southeast, Cardinal and R.R. Simmons have worked collaboratively to keep pace with the expanding needs of the market. This “mission critical” facility is fully operational on a 24/7 basis. Highly automated material handling equipment makes this distribution center one of the top performers in the Cardinal system. This facility meets the rigid DEA (Drug Enforcement Agency) standards and protocol for security. A sophisticated MEP system further reinforces Cardinal’s corporate mandate to only provide the finest in pharmaceutical distribution and handling of these sensitive products.

R.R. Simmons has constructed the following phases:

Phase One - 135,000 sf tilt-up pharmaceutical distribution center. Intensive electrical system for powering the cooling systems and automated sort lines. Redundant power supply to provide emergency cooling for perishable pharmaceuticals and computer system in addition to providing security and reliability. A raised mezzanine used for pick lines occupies 42,000 sf.

Phase Two - 9,000 sf addition of office space including employee breakroom, conference room, restrooms, training room, and offices. Renovation of existing office space, demolition of existing restrooms and construction of conference room and office spaces.

Phase Three - 106,000 sf of fully air conditioned high bay pharmaceutical storage and distribution tilt-up precast facility, including 14,000 sf equipment mezzanine. This latest addition included state-of-the-art sorting equipment and associated mechanical and electrical systems.

“The project team is not afraid to try new ideas or to listen to the owner’s past experiences to improve the product. Good communication and listening skills have proven invaluable.”

Ken Douglas
Facilities Project Manager
Enterprise Services Group, Cardinal Health



Project Summary

- **Client**
Cardinal Health, Inc.
- **Location**
Lakeland Interstate Business Park
2045 Interstate Dr., Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
Total: 250,000 sf pharmaceutical distribution center.
- **Building System**
Concrete tilt-up panels with interior structural steel framing.
- **Special Features**
Intensive electrical system used to power the cooling systems and automated sort lines. Redundant power supply provided to emergency cooling for perishable pharmaceuticals and computer system in addition to providing security and reliability. 42,000 sf of raised mezzanine used for pick lines and an additional 14,000 sf of mezzanine for state-of-the-art sorting equipment.



Project Highlights

Responding to the historically low inventory of industrial flex space in the red hot Lakeland market, this client chose R.R. Simmons to design and build a very flexible and cost effective solution to meet the current market needs.

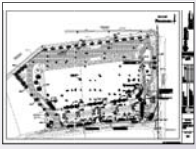
This project is located in the Lakeland Industrial Business Park which offers superior access to the interstate highway and other main local routes. This 57,000 sf flex warehouse facility features a combination of both dock level and grade level doors to cater to a variety of potential users

The project was also designed and marketed with increased wind speed and hurricane resistant construction such as impact glazing and overhead dock doors. The facility is being developed speculatively to be sold off in units of varying spaces ranging from 1500 sf all the way up to 7500 sf. This project marks the tenth project developed in this industrial business park by R.R. Simmons.



Project Summary

- **Client**
LIBP Investors, LLC
- **Location**
2855 Interstate Dr, Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size**
1 Story, 57,000 sf industrial flex space
- **Building Systems**
Tilt-Up concrete
Structural steel frame
TPO roofing system



Lakeland Interstate Warehouse

Industrial
Lakeland, FL

Project Highlights

In their first ever Central Florida development, Maryland developer James Knott & Associates selected R.R. Simmons to provide a design/build speculative warehouse to serve the red hot Lakeland industrial market.

Driven by historically low industrial vacancy rates and historically high rents, James Knott chose the Lakeland Interstate Business Park as the location to take advantage of current market conditions. This project marks the ninth project developed in this industrial business park by R.R. Simmons. The R.R. Simmons design team provided a long lasting, durable and cost effective solution to meet the needs of the client.

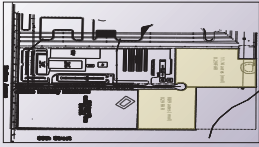


This rear loaded distribution facility features 50'x50' bay sizes with oversized 60' bay at the loading docks and 28' clear height to the bottom of structure to meet current market demands. The space is very flexible and is planned to accommodate up to 8 different users. The tilt up concrete construction provides for long lasting durability and low maintenance of the facility.



Project Summary

- **Client**
Lakeland Warehouse Investors, LLC
- **Location**
2850 Interstate Dr, Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size**
1 Story, 140,000 sf office/warehouse
- **Building Systems**
Tilt-Up concrete
Structural steel frame
TPO roofing system

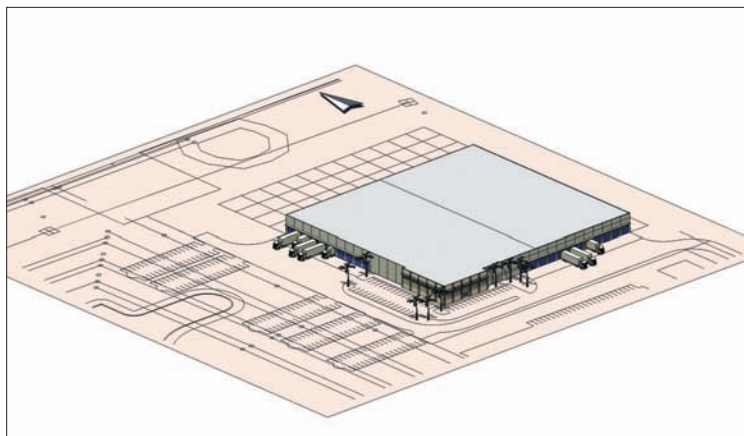


Project Highlights

Westshore Glass is one of Tampa's most respected manufacturing firms. They are the primary supplier of tempered, insulated and laminated glass products for the area. The new facility is a replacement for a functionally insufficient older manufacturing environment. With recent modern equipment implementation and the explosive growth in demand for more sophisticated glass products, the new manufacturing facility was a true necessity.

The new project will provide Westshore Glass with quicker access to the distribution network of Central Florida. Significant expansion of the tempering and laminating lines are on point to meet this growing demand. Special aspects of this building include new tempering furnaces, clean room laminating work areas for this highly specialized product as well as the autoclave required to cure the final laminations. Overhead cranes serve both the cutting lines and the loading / unloading process.

In order to improve the work environment, significant day lighting techniques are being incorporated into the design of this exciting project



Project Summary

- **Client**
Westshore Glass
- **Location**
Madison Avenue, Tampa, FL
- **Delivery System**
Design/Build
- **Project Size**
170,000 Square Feet
- **Building Systems**
Tilt-Up Concrete
- **Project Feature**
Tempering Furnaces
Clean Room
Autoclave





Peek Traffic

Manufacturing

Palmetto, FL



WINNER

Outstanding Office / Service Center Building

R.R. Simmons provided full Design/Build services for Peek Traffic, a worldwide supplier and industry leader of advanced traffic products, traffic management and safety systems. Peek Traffic has a unique variety of transportation products with worldwide expertise providing the most innovative technologies and cost effective solutions for today's transportation issues. These solutions include digital camera enforcement systems, a full line of traffic control equipment, controllers and cabinets, signal heads, loop detectors and VideoTracks (Peek's machine vision vehicle tracking technology).

Facing the need to consolidate and expand their US operations, Peek Traffic conducted a multi-city search for a new headquarters location. After analyzing the search information, it became clear that Manatee County was centrally located to handle their needs for employment retention and access to international trade. R.R. Simmons teamed up with a locally established commercial developer to respond to Peek's facility requirements.

The new facility had to be functional, but also exhibit their business professionally to their international clients. The two story facility houses engineering, manufacturing and the US Headquarters for the firm. The manufacturing environment is fully climate controlled and is centered around traditional bench style assembly. The administration and headquarters are located on the upper floor. This area has an extensive training and product demonstration center.



Project Summary

- **Client**
Gulf Coast Property Number 1, LLC, Bradenton, FL
- **Tenant**
Peek Traffic
- **Location**
2511 Corporate Way, Palmetto, FL
- **Project Type**
Design/Build
- **Project Size & Type**
51,520 sf build-to-suit office/warehouse facility.
- **Building System**
Tilt-up job site precast concrete exterior wall system with interior steel frame construction.
- **Special Features**
Interior build-out includes 30,720 square feet of finished office area and 20,800 sf of finished assembly/warehouse area. 175 car parking lot.
- **Interior Features**
Thirty-five offices, conference rooms, accommodations for 104 office cubicles, break room, training room, and engineering lab.

"I was very impressed by how smoothly it all went from design right through to completion of the construction. I know it wasn't an easy task, given the time frame with which we had to work."

Dennis Frey, Vice President
Worldwide Manufacturing
Peek Traffic Systems





Crescent Parkway Bldgs B & Z

Industrial
Riverview, FL

Project Highlights

Crescent Resources Parkway Center project is a master planned mixed industrial project. The initial two buildings (B and Z) were the first of nine potential building projects planned by R.R. Simmons for Crescent Resources. R.R. Simmons provided complete Design/Build services for the initial phase as well as supporting Crescent during the due diligence phase of the project.

Buildings B & Z total more than 250,000 square feet of Class A industrial space. The two buildings were constructed in tandem to address Crescent's desire to establish the market at this project. The architectural themes of the buildings are uniform as are the building standards. Both buildings are full dock height with 24' clearance. Top of the line ESFR fire suppression systems were also installed. The two buildings were designed to be rear-loaded to better address the more upscale perspective for this park. This feature creates more employee parking at the individual front entrances. This is especially important to meet the market demand for this caliber of work space.

The individual building roofs were insulated to an R-19 level to accommodate users who may need a fully air-conditioned work environment. Each building was provided with significant under floor waste water capacity and large electrical panel distribution.

This Design/Build project was completed thirty days in advance of the contract schedule and under the initial budget.



Project Summary

- **Client**
Crescent Resources
- **Location**
Eagle Palm Drive, Riverview, FL
- **Delivery System**
Design/Build
- **Project Size**
Building B: 131,685 Square Feet
Building Z: 126,800 Square Feet
- **Building Systems**
Tilt-Up Concrete

"It is my intent to utilize the services of R.R. Simmons wherever possible and would welcome the opportunity to provide direct recommendation to anyone seeking construction services in Florida."

Robert J. Holmes, Jr.
Regional Vice President
Crescent Resources



Omni Services, Inc. RUS

Industrial
Lakeland, FL

Project Highlights

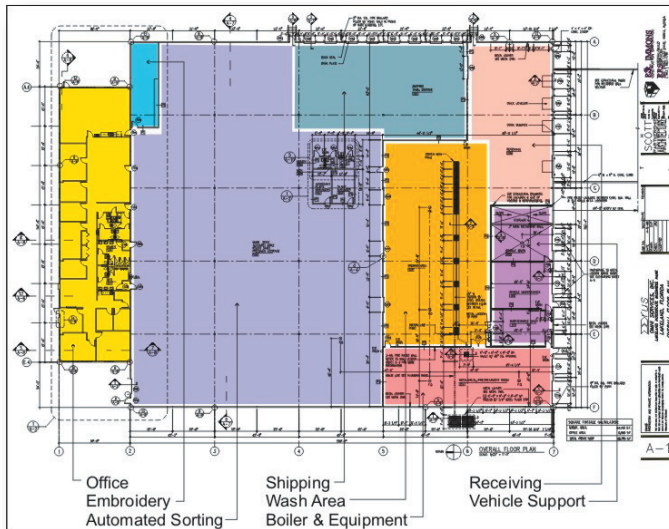
This new industrial warehouse was constructed using site-cast tilt-wall concrete panels with an interior structural steel frame and bar-joist roofing system. Additionally, the exterior walls are load bearing and allow a 24' clear height. At the Client's request, the roof capacity is 50 lbs. per square foot, which is more stringent than current code specifications.

Warehouse space included mechanical and maintenance rooms, industrial size truck wash area, processing water pits, system floor trenches, and 4 tractor trailer and 8 delivery truck dock high doors. Amenities in the office spaces included incorporation of company colors and logo on exterior, breakroom, and outdoor patio.



Project Summary

- **Client**
Omni Services, Inc., Culpepper, VA
- **Location**
Lakeland Interstate Business Park, Lakeland, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
45,000 sf warehouse
5,000 sf office space
Light Industrial Warehouse,
Commercial Laundry Facility
- **Building System**
Tilt-wall concrete construction with steel bar joist roof structure
- **Special Features**
High bay style warehouse and distribution center for industrial laundry services. Two-thirds of the facility is fully air-conditioned.





Nestor Sales

Industrial

Largo, FL

Project Highlights

R.R. Simmons was the Design/Builder of choice for this 89,000 sf Corporate Headquarters and warehouse / distribution center. It was built using tilt-panel wall construction with a triple-ply built-up roof. The warehouse/distribution space is one story high and the office space is two-stories high with a mezzanine to allow for future expansion. There is a 12 door loading dock on the side.

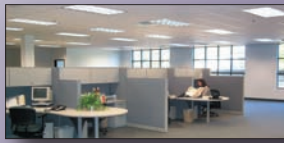
Construction Specifications

Concrete tilt-up construction for wall panels. Designed with 40' x 40' typical bay spacing. 6" thick, high strength concrete floor through out. Full canopy at truck loading location. Machine shop for milling and repair of tools was also a part of the construction of this project. The 21,000 sf office area houses sales, engineering and administration.



Project Summary

- **Client**
Nestor Sales, Inc.
- **Location**
Bryan Dairy Road, Pinellas Park, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
89,000 sf Distribution and fulfillment center
- **Special Features**
Single-story warehouse / distribution center with 28-foot interior clear height. The building is 89,000 sf and includes 21,000 sf of office.



Hercules Hydraulics

Industrial
Clearwater, FL

Project Highlights

Hercules Hydraulics is one of the nation's largest catalog houses for industrial parts and hydraulic components. This distribution center was designed to meet both Hercules' domestic and international shipping needs.

The firm's in-house staff reverse-engineers sophisticated hydraulic components and then contract manufactures those parts for a variety of industrial users. With literally thousands of SKU numbers, Hercules worked with the team at R.R. Simmons to design an effective "pick-to-tote" solution for their business.

The facility was designed to accommodate the kit production and shipping side of the business as well as housing the US headquarters for the firm. Special accommodations were made to handle the vast UPS and FedEx shipping needs of the firm. The new facility was designed to further enhance Hercules' rapid response shipping program. Orders received by 3:00 pm are pulled, packaged and shipped for early arrival through the express carriers.

R. R. Simmons also assisted Hercules with the due diligence and site acquisition of the property.

R.R. Simmons worked diligently to provide a series of site planning options. In order to maximize the site for the client, several design and construction challenges had to be overcome. A careful plan to balance the existing fill material rather than import fill material helped maintain the budget.



Project Summary

- **Client**
Hercules Hydraulics
- **Location**
1016 N. Belcher Road, Clearwater, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
Two-story, 72,800 sf corporate offices and warehouse (51,200 sf warehouse and 21,600 sf offices).
- **Building System**
Tilt-wall concrete construction with steel bar joist roof structure
- **Special Features**
High bay style warehouse and distribution center for hydraulic parts distributor. Two-story lobby with monumental stair.



Hav A Tampa, Inc.

Industrial
Tampa, FL

Project Highlights

Cigars under the Hav A Tampa label were first made in 1902 in Tampa, FL. The small cigar company was purchased in 1918 and combined the Hav A Tampa cigar business with an expanding wholesale distribution business resulting in Hav A Tampa becoming a dominate brand throughout the Southeast.

In 1978, the Hav A Tampa cigar manufacturing division was sold to its current management group (Altadis USA, Inc.). The Phillies brand and manufacturing plant were purchased from Bayuk Cigar company in 1982. This doubled the size of Hav A Tampa and gave the company the product volume needed to sell and market cigars nationwide. As of 1996, their large cigar market share was 24%.

By 1995, Hav A Tampa's operations had expanded so dramatically that the company began leasing a large warehouse to centralize all raw materials and finished goods storage as well as distribution activities. In early 1997, the purchasing and traffic departments were consolidated in new office space at the Distribution Center.

Currently, the company employs over 800 people which includes a national sales force.

R.R. Simmons has provided Design/Build services to Hav A Tampa over the course of approximately twenty years. This ongoing relationship included the consolidation of their manufacturing facility, a headquarters expansion, rebuilding of the mechanical systems, and an 80,000 sf addition and mezzanine to their manufacturing facility.

Eleven phases completed in a two year period included: additions to the corporate offices, computer rooms, expansion of the distribution and packaging centers. Major upgrades of the HVAC and electrical systems were completed to accommodate the expansive growth.



Project Summary

- **Client**
Altadis USA, Inc.
formerly known as Hav A Tampa, Inc.
- **Location**
3901 Riga Boulevard, Tampa, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
Single story, 135,000 sf corporate offices and manufacturing facility.
- **Building System**
Tilt concrete wall panel exterior with structural steel interior framing.
- **Special Features**
The facility is fully climate controlled and special process humidification was required to facilitate the cigar manufacturing process.



Federal Express

Industrial
Dunedin, FL

Project Highlights

When Federal Express needed a Design/Builder to deliver its new distribution point center, they chose R.R. Simmons. The single-story building was constructed using the site-cast concrete tilt-up wall system with a structural bar joist roof system. Special ventilation systems were required to remove exhaust from delivery vans which are loaded from inside the building.



Project Summary

- **Client**
Federal Express Corporation
- **Location**
Main Street, Dunedin, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
37,000 sf fifty van distribution center with full wash facilities.
- **Special Features**
Built to suit for a developer with a long term lease to Federal Express. Fifty van facility including full wash facility. Due to poor subsurface conditions, the facility's floor was supported by driven piles and a waffle style slab on grade. Project was delivered under a Design/Build agreement.



Eva-Tone

Manufacturing

Clearwater, FL

Project Highlights

When Eva-Tone, a flexible record manufacturing plant, moved to Clearwater, Florida in 1979, they needed an 80,000 sf facility to house operations. Eva-Tone called on R.R. Simmons, experts in tilt-up construction, as their Design/Build firm.

Over the past two decades they have added space again and again as the company evolved from that single product line to a major single source provider of CD's and other optical media, e-business/multimedia production, audio cassettes, printing and packaging.

Most recently, Eva-Tone needed a fulfillment center for their value-for-print-and-replication customers. From the initial building construction to this most recent addition, R.R. Simmons has been their Design/Build firm of choice.

This new 122,000 sf addition is the largest building project in Eva-Tone's history. The building houses the growing fulfillment operations and an automated pick-and-pack process. The 24-acre Eva-Tone Headquarters complex contains three buildings and 24 loading docks, totaling over 320,000 sf of manufacturing, office and warehouse space, just 20 minutes from Tampa International Airport and its major postal hub. Intelligent storage and pick-and-pack plans help make the most out of the space and shortens turn around time for their customers.



Project Summary

- **Client**
EB&B Properties, LLC, Clearwater, FL
- **Location**
4801 Ulmerton Rd, CLearwater, FL
- **Delivery System**
Design/Build
- **Project Size & Type**
122,000 sf Distribution and Production Facility
- **Building Systems**
Tilt concrete wall panel construction exterior with interior steel frame and triple-ply built-up roof system.
- **Project Features**
Fully air conditioned facility with ESFR sprinkler system. Full canopy at truck loading location. Mezzanine production area designed for heavy floor loading.