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COMMERCIAL REAL ESTATE SALE

Mobile lab maker Germfree buys bigger HQ/plant in Ormond Beach

Former StyleMark building is 5 times the size of mobile lab maker's present facilities

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ORMOND BEACH — Germfree Laboratories Inc. has ended its three-year search for a larger headquarters and manufacturing plant by purchasing a building in the same industrial park that has been its home for more than a decade.

Germfree last week completed its \$5.2 million purchase of a 173,000-square-foot building at 4 Sunshine Blvd. near the entrance to Ormond Beach Airport Business Park. The purchased included the 12-acre lot the building sits on.

Germfree is a maker of mobile and modular labs that employs approximately 70 workers, according to Ryan Henry, the company's sales and marketing coordinator. Its business has been growing in recent years as has its need for larger manufacturing facilities.

"At this point, the facility we're in is not large enough to build those labs," he said of Germfree's present facilities at 11 and 9 Aviator Way at Ormond Beach Airport Business Park. The two adjacent buildings have a combined total of approximately 30,000 square feet of space.

The bigger facilities will also allow Germfree to build bigger custom modular labs for its customers, Henry said. The company, which also makes hospital pharmacy and lab equipment, has already moved some of its production operations into the newly purchased building.

Henry said the company has gradually added a handful of workers in recent years and anticipates continuing to grow its staff but said he did not have specific details.

The building that is set to become Germfree's future headquarters and plant had been vacant since the end of 2012 and was last used as a packaging/distribution facility for sunglasses maker StyleMark Inc.

The Ormond Beach sunglasses plant, which included an adjacent 63,000-square-foot building at 2 Sunshine Blvd., closed following StyleMark's sale to Rhode Island-based rival FGX International.

The building is the largest in the city-owned industrial park and more than five times the size of Germfree's present facilities, which the company has now put up for sale, said Dick McNerney, a commercial real estate agent with Adams, Cameron & Co. Realtors.



Germfree, an Ormond Beach-based manufacturer of mobile and modular laboratories, has purchased the former StyleMark building at 4 Sunshine Blvd. in the Ormond Beach Airport Business Park, which will become its new headquarters/production plant. The 173,000-square-foot building is more than five times the size of Germfree's present facilities. NEWS-JOURNAL/CLAYTON PARK

McNerney represented Germfree in the purchase of the new building.

McNerney said his client had been looking at potential sites throughout Volusia County.

The seller of the former StyleMark building was Little Rock, Arkansas-based Stephens Capital Partners, which was a co-owner with brothers Mark and Steve Ascik of StyleMark. Commercial real estate agents Scott Harter and G.G. Galloway of Coldwell Banker Commercial Benchmark represented Stephens in the transaction.

Germfree has owned its present headquarters building since 2002, according to Volusia County property records.

Joe Mannarino, the city's economic development director, said he held several meetings and conversations with Keith Landy, Germfree's owner and president, in recent years about potential options to accommodate his company's need for more space, including the possibility of expanding Germfree's present facilities.

"The availability of the former StyleMark building was the better option for him," Mannarino said, noting that the building, built in 1996, already had both office space and a large warehouse space that could easily be converted to light manufacturing use as well as the large bay doors that Germfree would need. "It's a good strong building with a lot of versatility."

"It's great to be able to retain a company of his size and versatility," Mannarino added.

Germfree's present facilities are roughly one-third of a mile from its future headquarters site.

Jayne Fifer, president and CEO of the VMA manufacturing alliance, said Germfree is a four-time winner of her group's "Exporter of the Year" award. Landy is scheduled to be one of the speakers at a VMA workshop on exporting on Aug. 11, from 7:45 to 10 a.m. at the clubhouse at LPGA International in Daytona Beach. "They export to six out of the seven continents," she said.

The owners of a New York-based hand tool manufacturing company called Skyo Industries recently purchased the smaller former StyleMark building at 2 Sunshine Blvd., which is been renovated to be converted to light manufacturing use. Mannarino said the owners of Skyo, who are relocating the company to Ormond Beach, hope to begin partial operations at the plant by October and expect to be fully operational by year's end. The Skyo plant is expected to create 30 jobs locally.

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