



This copy is for your personal, noncommercial use only. You can order presentation-ready copies for distribution to your colleagues, clients or customers [here](#) or use the "Reprints" tool that appears above any article. [Order a reprint of this article now.](#)

## CLAYTON PARK/WORD ON THE STREET

### Fortune smiles on city-owned business park

*Published: Sunday, August 9, 2015 at 1:24 p.m.*

What a difference a year can make.

This time last year, Joe Mannarino, Ormond Beach economic development director, faced a daunting challenge: trying to find tenants to fill the former StyleMark buildings near the entrance of the city-owned industrial park off of Airport Road.

Those two buildings, vacated the end of 2012 following the Ormond Beach sunglasses maker's sale to an out-of-state rival, accounted for more than 230,000 square feet of space — more than one-fifth of all existing space at Ormond Beach Airport Business Park.

#### TIDE TURNS — AT LAST

Things finally took a turn for the better late last year when the owners of Skyo Industries, a New York-based maker of hand tools, agreed to buy the smaller of the two former StyleMark buildings, the 63,000-square-foot building at 2 Sunshine Blvd.

The company is nearing the completion of converting the building into a light industrial manufacturing plant, Mannarino said.

Skyo's owners, who plan to move their company to Ormond Beach, hope to start partial operation of the plant by early October with the goal of completing their move by year's end, according to Mannarino.

The plant is expected to employ 30 workers locally. Skyo has already started interviewing job applicants, he said.

Skyo is a private-label manufacturer whose products, such as screwdrivers, are sold under the brand names of its customers, including Ace Hardware stores.

In late July, the owner of Germfree, a manufacturer of mobile laboratories that has been a tenant at Ormond Beach Airport Business Park for more than a decade, completed its \$5.2 million purchase of the former StyleMark building at 4 Sunshine Blvd.

The 173,000-square-foot building is the industrial park's largest.

Germfree has already begun moving some of its production operations into its newly purchased future headquarters, which is more than five times the size of its present 31,000-square-foot facilities at 11 and 9 Aviator Way. The company has put its present headquarters buildings up for sale, which are being marketed by Dick McNerney, a commercial real estate agent with Adams, Cameron & Co, Realtors, who also represented Germfree owner Keith Landy in negotiating the purchase of the 4 Sunshine Blvd. property.

Landy, whose company had outgrown its existing facilities, considered sites throughout Volusia County as well as the possibility of expanding Germfree's existing

headquarters facilities before deciding the former StyleMark building was the better option, Mannarino said.

That leaves Mannarino with a more manageable 45,000 square feet to fill at the industrial park: the two soon-to-be former Germfree buildings and the 14,000-square-foot former Emergency Communications Network building at 9 Sunshine Blvd., which was recently vacated when the company moved across town to a bigger office building on West Granada Boulevard.

"There's always going to be some vacancies as companies come and go, but I'm pretty optimistic," Mannarino said. "I don't think they'll stay on the market for long. It's just a matter of finding the right users."

#### **MORE GOOD NEWS**

A growing Ormond Beach company called Concentrated Aloe Inc. has agreed to buy a 3.28-acre undeveloped parcel at the airport business park where owner Timothy Meadows plans to build a 40,000-square-foot building that would be more than double the size of its present facilities at 123 N. Orchard St. The company hopes to be able to move in by late 2016 or early 2017, Mannarino said.

*Clayton Park can be reached at [clayton.park@news-jrnl.com](mailto:clayton.park@news-jrnl.com) or at 386-681-2470.*

Copyright © 2015 News-JournalOnline.com — All rights reserved. Restricted use only.