



Commercial And Industrial Development And Construction

*Quality construction results from understanding customers' needs*



# INNOVATIVE BUILD-TO-SUIT PROJECTS COMPLETED ON TIME

Large and small companies alike need room to operate but often hesitate to buy land, own real estate, and construct or remodel new buildings. Sunset Enterprises focuses on all three and can make your company's decision to expand or downsize doable, manageable, and affordable. Sunset specializes in warehouses, distribution facilities, light to heavy industrial complexes, commercial office buildings, and mixed use/retail centers. Sunset's build-to-suit projects, lease-back programs, and direct ownership options ensure companies satisfy their business needs.

“Our most recent project...was our most intricate project together as we merged several business units under one roof. This 160,000+-square-foot facility utilizes the latest in mechanical and material handling technology. The state-of-the-art complex has just been awarded the high honors of building excellence from The Association of Builders & Contractors.”

-David Spurrier,  
Diebold Inc. Director –Facilities, Construction and Real Estate

## More Than Your Builder, We Are Your Partner

Sunset's experience, flexibility, and size set us apart. A family-owned company, Sunset Enterprises personally handles and manages every aspect of the construction process, including—if need be—the land where the building stands. Sunset's owners provide individualized attention during every step of a project, offering national coverage with local control. This hands-on approach eliminates unnecessary work, maintains precise timelines and controls costs.

In an industry where being on time and budget matters, Sunset truly shines.

HANDS-ON APPROACH THAT  
CONTROLS COST





## Sunset Enterprises Services

Sunset strives to save its customers money on land acquisition, construction, and performance while personally handling and managing every part of the construction process.

Project options include:

- Design and build commercial/industrial buildings
- Pursue government incentive programs
- Provide flexible lease-back or direct ownership options:
  1. You can own it
  2. We can own it
  3. We can co-own it together
- Provide build-to-suit approach for constructing buildings which gives our customers input into the design of the building.
- Provide lease/finance programs for equipment such as office, technology, and material handling
- Reconstruct existing facilities
- Dispose of existing facilities

## What Our Clients Say

- **DIEBOLD INCORPORATED** headquartered in North Canton, Ohio, uses Sunset Enterprises for its commercial and industrial development and construction needs nationally. Sunset's willingness to oversee build-to-suit projects nationally is virtually unheard of in the industry, yet Sunset makes it easy for its customers.
- **JDS CONSULTANTS, INC.** praises Sunset Enterprises' relationships with customers and trades people. Sunset's hands-on approach controls costs while its open communications leads to trustworthiness and flexibility.

"Carm (Arcadi, owner of Sunset Enterprises) works very closely with Diebold in site selection requirements, specifications, and lease rates. He is very competitive, understanding, and helpful from the beginning of the project through completion...We highly recommend Carm and his entire staff for any of your construction needs."

-Dorothy M. Tracy, MCR  
Diebold Inc. Manager  
Corporate Real Estate



## Sunset Enterprises Projects Include:

- AirGas Corporation, production facility, Jacksonville, Florida
- Barnett Corporation, 400,000 sq. ft. distribution facility, Nashville, Tennessee
- Carrier Corp.'s 75,000 sq. ft. warehouse/distribution facility, Richmond, Virginia
- Davis Island Complex, 35,000 retail complex, Tampa, Florida
- Diebold Inc.'s 42,000 sq. ft. service center, Atlanta, Georgia
- Diebold Inc.'s 166,000 sq. ft. hi-tech refurbishing center, Canton, Ohio
- Diebold Inc.'s 37,000 sq. ft. service center, Houston, Texas
- Diebold Inc.'s 28,000 sq. ft. service center, Memphis, Tennessee
- Diebold Inc.'s 38,000 sq. ft. service center, St. Louis, Missouri

“...We have observed a hands-on approach to construction administration by (Sunset Enterprises enabling it)...to inspect project progress personally and be cognizant of events on-site...This approach allows for timely response to questions that may have otherwise resulted in unforeseen project expenditures.”

-F. Daniel Rable  
JDS Consultants, Inc.  
Architect, CSI

## About Us

Sunset Enterprises specializes in commercial and industrial real estate development and construction. The company was founded in 1992 by Carmen Arcadi, who remains active in the business.

For more information and to discuss your next project, contact Ric Arcadi at [ric@sunsetenterprises.net](mailto:ric@sunsetenterprises.net) or (877) 304-8999.

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