







Commercial And Industrial Development And Construction



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."

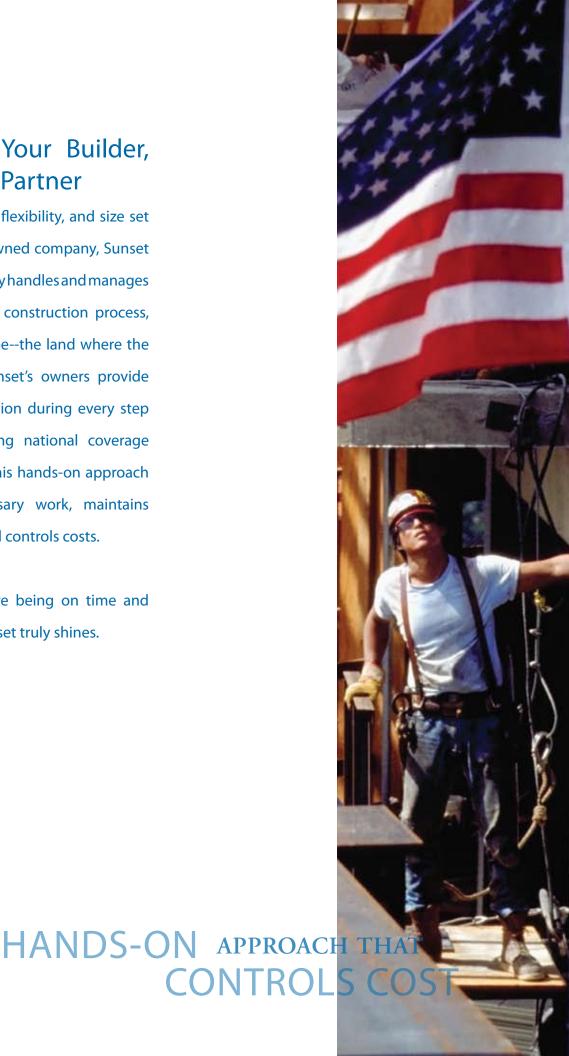
-David Spurrier,

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.





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 or (877) 304-8999.

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