



MARCOBAY CONSTRUCTION



CORPORATE CAPABILITIES



Exceeding Expectations
through Performance, Loyalty and Integrity.



OUR CAPABILITIES

Marcobay is a leader in the construction industry, with strong diversified capabilities to perform warehouse, public, retail, office, and institutional construction projects throughout the southeastern United States. Our team provides pre-construction, construction management, design-build, and general contracting services in 9 states.



PRE-CONSTRUCTION

Our coordinated and reliable pre-construction services set the tone for a successful project, establishing open communication and fostering a team environment between the construction team, owner, architect and subcontractors from day one.

CONSTRUCTION MANAGEMENT

Our approach to construction management can be defined by one word: Communication. We have found that open, honest communication is critical for quickly addressing challenges and avoiding surprises that can disrupt project schedules and impact costs.

DESIGN-BUILD

We have the leadership and collaboration skills necessary to drive design-build projects to completion. We understand the key benefits of the design-build process and work tirelessly to ensure the client's needs are met throughout every project phase.



GENERAL CONTRACTOR

As general contractor, Marcobay is ultimately responsible for the successful completion of projects. Tight coordination of job sites and strong partnerships with subcontractors and other partners are critical to delivering quality projects on time and on budget.



TILT-UP CONSTRUCTION

We can fast-track projects with tilt-up because wall panel construction can proceed while other phases are completed simultaneously. Our highly skilled tradesmen have the extensive knowledge and proactive approach to exceed your expectations.

PEPSI WAREHOUSE

Lakeland, Florida

Size: 605,920 sq.ft.

Value: \$21,000,000



47+

YEARS

**LEADING THE
CONSTRUCTION
INDUSTRY IN THE
SOUTHEASTERN
UNITED STATES**

Founded in 1974,
Marcobay is a leader in
the warehouse and retail
construction industry
throughout the Southeastern
United States and Texas.

PACKAGING CORPORATION OF AMERICA

Winter Haven, Florida

Size: 200,000 sq.ft.

Value: @10,500,000



AMAZON SORTATION FACILITY

Davenport, Florida





A TRUSTED PARTNER TO OUR CLIENTS

"We truly feel like Marcobay was our partner in every way. You have done more than build buildings... You have transformed our campus into a beautiful institution and have done it in such a way that we can't wait until the next project with Marcobay Construction as our trusted contractor/ construction manager. There is no question that your firm will handle all future projects as we continue to grow."

Stephen R. Wilson

*Director of Advancement,
Lakeland Christian School*

LAKELAND CHRISTIAN SCHOOL

Lakeland, Florida

Size: 71,000 sq.ft.

Value: \$24,000,000



SLEEPY HILL ELEMENTARY

Lakeland, Florida

Size: 107,000 sq.ft.



A SPECIALIST IN
RETAIL PARKS
AROUND THE
SOUTHEAST,
INCLUDING

60+

LOWE'S HOME
IMPROVEMENT
WAREHOUSES



Featured Projects:
WAREHOUSES



PUBLIX SUPERMARKETS DISTRIBUTION



Publix Supermarkets hired Marcobay Construction as their construction manager for the 550,000 SF expansion of a Dry Warehouse in Lakeland, Florida. The 550,000 SF expansion doubled the size of the existing warehouse and was completed in July of 2012. The project consists of 178 tilt-up panels that exceed 50 ft in height, 200,000 cubic yards of import fill and Kalman Floor Company industrial concrete floors.

- ◆ **LOCATION**
Lakeland, Florida
- ◆ **OWNER**
Publix Supermarkets
- ◆ **ARCHITECT**
Horton, Harley & Carter
- ◆ **SIZE**
550,000 SF
- ◆ **COMPLETED**
July 2012

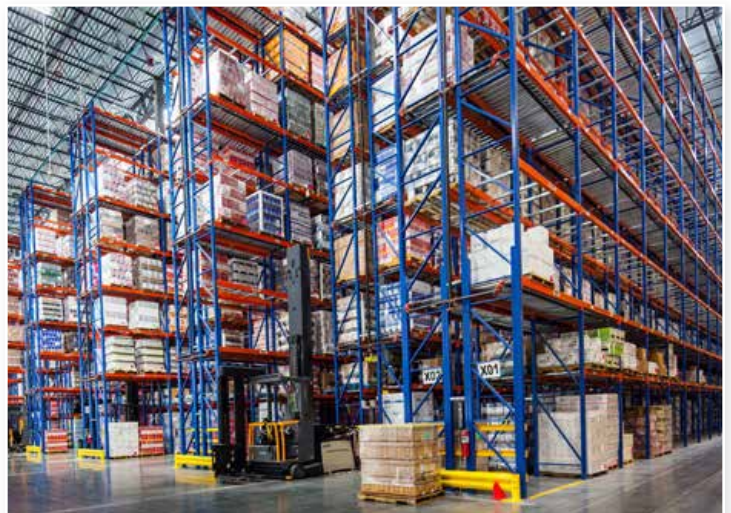
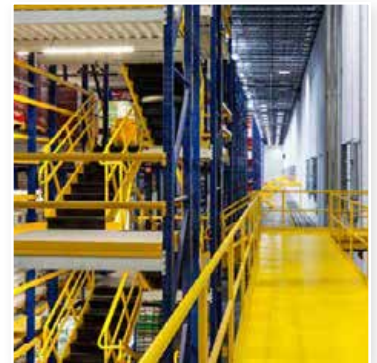


SOUTHERN GLAZER'S WINE & SPIRITS



Marcobay Construction built the 440,000-square-foot expansion at the Southern Wine & Spirits Distribution Center in Lakeland, Florida. Not only does this warehouse structure encompass over 1.25 million square feet of combined asphalt and concrete paving, and it currently stands as one of the tallest warehouse structures in Polk County, at over 57 feet in clear height. Marcobay Construction was proud to serve as the Design-Builder on such an iconic project in our local county.

- ◆ **LOCATION**
Lakeland, Florida
- ◆ **OWNER**
Southern Wine & Spirits
- ◆ **ARCHITECT**
HPA
- ◆ **SIZE**
440,000 SF,
58 ft. clear height
- ◆ **COMPLETED**
October 2015



CARVANA



At 180,000 square feet and with over \$12,000,000 in asphalt alone, this Carvana Inspection & Repair Center sits on a 120-acre site, with all heavy-duty asphalt and concrete pavement. It's a prototype building, the first of its kind in Florida. It features a pre-engineered metal building by Kirby Building Design Systems.

DAVIE BUSINESS CENTER



Marcobay was contracted to complete the first warehouse at the new Davie Business Center for IDI in Davie, FL. This building consists of a 60 mil TPO roof, 35 dock doors and a 32' clear height.

- ◆ **LOCATION**
Davie, Florida
- ◆ **OWNER**
IDI
- ◆ **ARCHITECT**
Horton Harley & Carter
- ◆ **SIZE**
300,000 SF
- ◆ **COMPLETED**
December 2013



INTERSTATE COMMERCE PARK



◆ LOCATION

Lakeland, Florida

◆ OWNER

BecKryger Capital Partners

◆ ARCHITECT

Wallis, Murphey, Boyington

◆ SIZE

Four buildings totaling over 400,000 SF

◆ COMPLETED

May 2008

This industrial park consists of four buildings of Class A industrial space. Marcobay self-performed the site work and concrete work enabling us to deliver this project ahead of schedule for the owner. Some of the tenants in this park that Marcobay has completed tenant improvements for are:

GTECH: GTECH invested more than \$45 million in its 100,000 SF Lakeland, Florida, facility. GTECH's Gallus press sets new standards for quality, throughput, and security, and can print 48,000 lottery scratch off tickets per minute and more than 11 billion tickets annually.

Pepsi Bottling: This 160,000 Sf bottling facility serves central Florida for the Pepsi Bottling division.

Kimberly Clark occupies over 100,000 SF in this park and Marcobay has completed multiple tenant improvement projects including 2 clean rooms for their medical packaging division.



PACKAGING CORPORATION OF AMERICA



Packaging Corporation of America, a leading manufacturer of containerboard and corrugated packaging, selected Marcobay Construction as the design/build contractor for their Central Florida distribution center. The 200,000 SF project was delivered on a fast-track schedule; designed, permitted and built in only seven months. Marcobay provided architectural, engineering and construction services, including self-performing all concrete work, carpentry and site work.

- ◆ **LOCATION**
Winter Haven, Florida
- ◆ **OWNER**
Avenue G, LLC
- ◆ **ARCHITECT**
C4 Architects
- ◆ **SIZE**
200,000 SF
- ◆ **COMPLETED**
October 2009



TITUSVILLE LOGISTICS CENTER



◆ LOCATION

Titusville, Florida

◆ OWNER

Port Canaveral
Authority

◆ SIZE

246,240 SF,
32-foot clear height

◆ COMPLETED

2016

Marcobay Construction completed the construction on the Titusville Logistics Center, a 246,240-square-foot warehouse facility in Titusville, Florida. The contract for this project was awarded by Flagler Global Logistics. The building is expected to handle a wide range of imports and exports that could ultimately lead to the creation of nearly 500 new jobs.

The exterior load-bearing concrete tilt-walls, some of which weigh nearly 90 tons, are erected along with the structural steel package. Considered a Class-A Warehouse, the cargo-handling facility is unique in that it is Florida's first multimodal inland port facility. In addition, the facility has rail service, along with a ESFR fire sprinkler system throughout.

To read more about this project, along with the additional proposed facilities on the site, read this article from FloridaToday.com.



INFINITY PARK PHASE 1



This project comprises Buildings 100, 200, 500, 600 and 700 plus Overflow trailer parking, at B100- 2619 Consulate Drive, B200- 2613 Consulate Drive, B500- 2622 Consulate Drive, B600- 2612 Consulate Drive, and B700- 2559 Consulate Drive, in Orlando.

◆ LOCATION

Orlando, Florida

◆ OWNER

Infinity JYLP, LLC c/o McCraney Property Company

◆ ARCHITECT

C4 Architecture

◆ SIZE

B100: 98,469 SF
B200: 98,451 SF
B500: 116,252 SF
B600: 116,252 SF
B700: 95,206 SF

◆ COMPLETEDS

Buildings: November 2019 - March 2020
Trailer parking: September 2020



OCOEE 300



◆ **LOCATION**

635 Ocoee
Business Parkway,
Ocoee, Florida

◆ **OWNER**

Distribution 429,
LLC c/o McCraney
Property Company

◆ **ARCHITECT**

C4 Architecture

◆ **SIZE**

402,582 SF

◆ **COMPLETED**

September 2020



OCOEE 100 & 200



◆ LOCATION

540 Logistics Lane,
and 640 Ocoee
Business Parkway,
Ocoee, Florida

◆ OWNER

Distribution 429,
LLC c/o McCraney
Property Company

◆ ARCHITECT

C4 Architecture

◆ SIZE

Bldg 100: 104,950 SF;
Bldg 200: 145,164 SF

◆ COMPLETED

June 2019



BENT OAK 700 & 800



◆ LOCATION

9643 Oak
Crossing
Rd/9633 Oak
Crossing Road,
Orlando, Florida

◆ OWNER

Bent Oak Phase
2 Industrial, LLC
c/o McCraney
Property
Company

◆ ARCHITECT

C4 Architecture

◆ SIZE

Bldg 700:
101,220 SF;
Bldg 800:
77,219 SF

◆ COMPLETED

September
2018



HOME DEPOT DISTRIBUTION



◆ **LOCATION**
Plant City, Florida

◆ **OWNER**
Home Depot

◆ **ARCHITECT**
Macgregor
Associates Architects

◆ **SIZE**
779,760 SF

◆ **COMPLETED**
March 2020



XEBEC WAREHOUSE



◆ **LOCATION**

Lakeland,
Florida

◆ **OWNER**

XEBEC

◆ **ARCHITECT**

Randall Paulson
Architects

◆ **SIZE**

403,000 SF

◆ **COMPLETED**

May 2021



Featured Projects:
EDUCATION



LAKELAND CHRISTIAN SCHOOL EXPANSION



The Lakeland Christian School project consisted of a new three-story elementary/middle school, new on-campus football stadium, new maintenance facility and renovation of a 16,000 SF center for early childhood education building. All of these projects were completed while students were on campus and Marcobay took all steps necessary to make sure the learning environment was not disturbed.

- ◆ **LOCATION**
Lakeland, Florida
- ◆ **OWNER**
Lakeland Christian School
- ◆ **ARCHITECT**
SCMH Architects
- ◆ **SIZE**
71,000 SF
- ◆ **COMPLETED**
July 2008



DAVENPORT K-8 SCHOOL OF THE ARTS



The School Board of Polk County hired Marcobay Construction as the construction manager for the new Davenport K-8 School of the Arts. The construction consisted of six new buildings on a 40-acre site; two 2-story classrooms, a 500 seat auditorium, cafeteria, administrative building, track, baseball fields, gymnasium and basketball courts.

- ◆ **LOCATION**
Davenport, Florida
- ◆ **OWNER**
Polk County School Board
- ◆ **ARCHITECT**
BMK Architects
- ◆ **COMPLETED**
July 2011



SLEEPY HILL ELEMENTARY



This elementary school campus consists of 107,000 SF of classrooms, administrative, media, cafeteria and auditorium space. The exterior skin of the building is block and brick with a standing seam metal roof. This state of the art school is equipped with interactive SMART Boards in each classroom which enhance the learning environment. Marcobay Construction has completed over 30 projects with the Polk County School Board since 1989.

- ◆ **LOCATION**
Lakeland, Florida
- ◆ **OWNER**
Polk County School Board
- ◆ **SIZE**
107,000 SF



RETAIL & HOSPITALITY



THE BREW HUB



Brew Hub, a company led by a team of beer industry executives and craft-brewing experts, opened its first brewery in Lakeland, Florida. The 50,000 square-foot brewery is the first of a network of five new, state-of-the-art craft breweries the company is planning to build that will offer craft brewers the opportunity to partner brew their beers on site.

The Lakeland brewery is located in Interstate Commerce Park off the I-4 Corridor and has an initial brewing capacity of 75,000 barrels, or one million cases, annually. The site's central location allows the company to efficiently distribute beer to wholesalers throughout Florida and the Southeast.

- ◆ **LOCATION**
Lakeland, Florida
- ◆ **OWNER**
Aspyre Properties
- ◆ **ARCHITECT**
Wallis Murphy
Boyington Architects
- ◆ **SIZE**
50,000 SF
- ◆ **COMPLETED**
September 2014



FRANK THEATRES CINEBOWL & GRILLE



Marcobay completed construction of Frank Theatres CineBowl and Grille at the Marketplace in Delray Beach, Florida in 2013. The project encompasses 63,000 sq. ft. and includes 12 theaters, a 16 lane bowling alley, an arcade, an IMAX theatre, and a full service restaurant and bar area. Marcobay worked with Kite Realty on this large scale, entertainment project. Frank Theatres currently owns and operates 25 theaters and 256 screens in Pennsylvania, North Carolina, South Carolina, New Jersey, Florida, and Georgia.

- ◆ **LOCATION**
Delray Beach, Florida
- ◆ **OWNER**
Kite Realty
- ◆ **ARCHITECT**
ADW Architects
- ◆ **SIZE**
63,000 SF
- ◆ **COMPLETED**
March 2013



HOLLY SPRINGS TOWNE CENTER



Holly Springs Towne Center, Phase I is open in Holly Springs, North Carolina. This retail center consists of 208,000 SF of large and small retail stores, some of which include Target, Marshall's, Pier 1, ULTA, Dick's Sporting Goods, Petco, and Michaels.

Phase II includes an entertainment component featuring Frank Theatres. The center has 584,110 square feet of retail tenant space. The center is located at the intersection of N.C. 55 and the new interchange with the N.C. 540 Triangle Expressway.

- ◆ **LOCATION**
Holly Springs,
North Carolina
- ◆ **OWNER**
Kite Realty
- ◆ **ARCHITECT**
Cline Design
- ◆ **SIZE**
208,000 SF
- ◆ **COMPLETED**
October 2013



LOWE'S HOME IMPROVEMENT



Marcobay is a preferred general contractor for the Lowe's corporation and to date has completed over 50 home improvement warehouses throughout the Southeast and Texas.

The Lowe's pictured above, built in North Port, Florida, and completed in October 2009, was a fast-track project entailing the construction of a new 165,000 SF Lowe's with an attached Garden Center.

◆ LOCATION

Over 50 stores in multiple locations

◆ OWNER

Lowe's Home Centers, Inc.

◆ ARCHITECT

Scott & Goble Architects

◆ SIZE

165,000 SF (average)

◆ COMPLETED

Various dates



Featured Projects:

OFFICE



CATAPULT LAKELAND



◆ LOCATION

502 E. Main Street,
Lakeland, Florida

◆ OWNER

Lakeland Economic
Development
Council

◆ ARCHITECTS

Prime: WMB-
ROI; Exterior
Improvements:
KCMH Architects;
Interior: The Lunz
Group

◆ SIZE

22,000 SF

◆ COMPLETED

July 2020



LAKE MIRROR OFFICE



◆ **LOCATION**

632 E. Main Street,
Lakeland, Florida

◆ **OWNER**

ASPYRE Properties

◆ **ARCHITECT**

WMB-ROI

◆ **SIZE**

8,385 SF Open Parking
Garage on 1st Floor;
15,462 SF office space
on 2nd and 3rd stories

◆ **COMPLETED**

June 2020



SOMETIMES
OUT-PROMISED ...
NEVER
OUT-PERFORMED.



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