

Development: ML8 Manufacturing Expansion

Organization: MicroLumen Inc.

Address: 601 Brooker Creek Blvd, Oldsmar

Type: Industrial

Total Square Footage: 101,000

Total Development Costs: \$19,835,000

Cost per SF: \$196.39

ESP Request: \$2,800,000

Per SF subsidy: \$27.72

ESP Criteria Score: 120



Summary: ESP application 45408, MicroLumen Incorporated, intends to renovate a former call center space into industrial manufacturing space for their future expansion. Ultimately, this structure will be used to support the growth of the family-owned, private manufacturing company headquartered in Oldsmar since 2011. MicroLumen manufactures medical tubing, which is used in medical devices all over the world. Over the past 13 years, MicroLumen has grown to fill the 65,000 square foot new construction at 1 MicroLumen Way, and purchased an additional 80,000 sf at 700 Brooker Creek Blvd, which is currently being renovated to increase current manufacturing capacity. During this time, MicroLumen has grown from under 100 employees, to our current population of 330 employees. The new building at 601 Brooker Creek Blvd will be the next phase of expansion, to support additional production capacity, warehousing, and engineering space to support manufacturing.

MicroLumen is requesting \$ 2,800,000 in assistance through the ESP program to fund the demolition of the office space, including the removal of the drop ceilings and existing sprinkler system and HVAC ducting. The back wall of the building will be taken down in four separate areas and new dock doors and truck courts will be installed for truck delivery and shipment operations. A fire-rated demising wall will also need to be installed along the middle of the building to separate production from warehousing space.

Target Industry Linkage: The new building at 601 Brooker Creek Blvd will be the next phase of expansion, to support additional production capacity, warehousing, and engineering space to support manufacturing. Renovating this space to be able to use it for manufacturing will allow MicroLumen to continue its path of 10% YOY growth, and to hire an additional 150 manufacturing and administrative support employees from the local area. MicroLumen is a clean manufacturer, with no negative effects to the local environment, and uses common carrier to ship products, so there is negligible impact to the roads and infrastructure from its manufacturing processes. Economic Development's Business Development team has been assisting this company since 2000, helping them locate to the market, expand and assist in international activities.

Development Team: MicroLumen has selected Arco Murray to be the general contractor on this project. They have extensive background in this type of work.

Staff Recommendation: Funding approval. This project aligns with the overarching goals of the program to assist in redeveloping space for target industries. The project is located in an industrial area and within a Target Employment Center overlay. It provides the County with an industrial facility.