

BUSINESS & INDUSTRY



Lichtefeld Inc.— A multi-service construction firm

By AMY L. PERKINS

Offering a one-stop source for planning and building needs is what Lichtefeld, Inc. does best. According to Paul Lichtefeld Sr., president, his company can do it all, from leasing to financial planning, providing design/build services to coordinating plan and spec projects.

Leasing

Earlier this year, Lichtefeld, Inc. completed a 64,800-sq.-ft. project in the Middletown Distribution Center. The two 32,400-sq.-ft. buildings were developed on eight acres in Middletown Industrial Park facing the Gene Snyder Freeway. This \$3.2 million project was built on the last parcel of ground available in the Middletown Industrial Park, which was developed in 1970, Lichtefeld said.

Now, Lichtefeld, Inc. has leased 100 percent of the space to area businesses. The buildings' main occupants include Hertz Equipment Rentals, The Bechtel Corporation, Vico Products, Axmann Conveying Systems, Unifirst Corporation and several other local contractors and distributors.

Design/Build

Another recent project was the Trane Parts Center in Bluegrass Industrial Park. Frank Harshaw, senior partner of H.M.B.H. Venture, LLC, hired Lichtefeld Inc. to develop 2.9 acres for the Trane Corporation. Lichtefeld has developed 50,000 sq. ft. of office warehouse space for Trane, a distributor of residential and commercial heating and air conditioning units.

"We coordinated everything involved with the \$1.7 million project—site design, building design, permitting, construction management—from start to finish," said Paul Lichtefeld Jr., construction manager. The base building is a Butler Pre-Engineered System with a seven inch concrete tilt-wall structure attached to the main frame.

In addition to being the design/build firm, Lichtefeld Inc. acted as a financial consultant for the total project, as well as a leasing consultant for the existing, adjacent building which Harshaw owns and leases to Office Depot.

"I have been very pleased with the development process to date," said Harshaw. "The quality of work, coordination of the subcontractors

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Plan & Spec

Currently, Lichtefeld Inc. is building a 25,000-sq.-ft. BMW/Lexus dealership for Swope Automotive on Hurstbourne Lane. While the \$3 million project was designed by National Automobile Dealership Consultants from Dallas, Texas, Lichtefeld, Inc. was selected as the contractor.

They are responsible for all site work and construction for the six-acre development, which includes a state-of-the-art service center, as well as a contemporary used car showroom at the corner of Hurstbourne Lane and Bunsen Parkway. The planned completion date for the Swope project is the fall of this year.

One-Stop Source

Whether a company needs a facility to lease, a design/build firm to handle an entire project from planning to completion or a contractor to construct a building that has already been designed, Lichtefeld, Inc., has the knowledge and technology to please, said Paul Lichtefeld, Sr.

For more information about Lichtefeld, Inc., located at 629 S. Fourth Avenue, call (502) 589-4777.