



Distribution Center Acquisition

Client:

Vilore Foods Co.

Location:

Airlogistics Center I – Building. 300
Forest Park, Georgia

Size:

50,000 square feet

Overview:

The Laredo-based Hispanic food maker of such popular products as Jumex juices and nectars, Café Legal, and La Costeña canned goods needed a major distribution hub in metro Atlanta to feed its expanding supply network to local grocers. The warehouse needed to be close enough to the major interstate network in which to distribute its products all along the Atlantic Seaboard. Ackerman & Co. was tapped to find a mid-sized warehouse meeting those specifications.

Approach:

Ackerman & Co.'s industrial team scouted the Atlanta industrial real estate market with easy access and favorable rates in mind. Since Vilore was seeking a top-of-the-line facility, Ackerman was able to quickly identify a refined, clean warehouse with an attractive appearance that met all the key features needed for the food company, coupled with flexible lease options.

Results:

- Ackerman quickly identified a box warehouse in the southern part of the metro area with quick and easy access to three major highways – Interstates 85 (which runs north and south up along the Eastern Coast), 75 (which runs north and south through the Mid-Eastern States to Michigan) and 20 (which runs east and west through the southeast and south).
- Negotiated a below-market deal with a national industrial player for 50,000 square feet.
- Terms allowed for flexibility for Vilore to grow at that location or exit the lease as its needs changed.



For more information,
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