

CASE STUDY

Inno-Pak's Build-to-Suit Industrial Projects

TRANSACTION PROFILE

Transaction Type: Build-to-Suit, Lease

Building Type: Manufacturing and Distribution Facilities

Size: 200,000 SF Manufacturing Facility and 400,000 SF Distribution Center



100 Founders Ct, Delaware, OH



805 Sawmill Pkwy, Delaware, OH

Project Overview

In 2022, the Industrial Property Team was contacted by Inno-Pak to assist them in identifying a site and embarking on a mission to construct a 200,000 square foot manufacturing facility. The project was driven by the need to expand production capabilities in the U.S. and meet increasing demand following supply chain issues during the COVID-19 pandemic. Less than 12 months later, in early 2023, Inno-Pak decided to move their current distribution facility from the Rickenbacker submarket to Delaware, Ohio, closer to their new manufacturing facility. The timelines were tight, with a completion deadline of 13 months for each project.

Challenges

- **Tight Timeline:** Each BTS project had to be completed within 13 months, requiring meticulous planning and execution.
- **Supply Chain Issues:** Global supply chain disruptions posed challenges in procuring materials on time.
- **Regulatory Compliance:** Ensuring the facility met all local, state, and federal regulations.
- **Environmental Considerations:** Ensuring the project adhered to environmental regulations and sustainability goals.

Solutions

- **Efficient Project Management:** Implemented agile project management techniques to ensure timely progress and quick resolution of issues.
- **Strategic Partnerships:** Collaborated with reliable suppliers to mitigate supply chain risks and worked closely with the local municipality to ensure there would be no unforeseen delays.
- **Integrated Planning:** Developed a comprehensive project plan that included contingency strategies for potential delays.

Outcome

The manufacturing facility and distribution center were successfully completed within the 13-month timeframe. Both projects serve as cornerstones for Inno-Pak's operations, significantly boosting capacity and efficiency. Despite the tight timelines and various challenges, the successful completion of these facilities underscores the Industrial Property Team's ability to execute complex projects efficiently and effectively.