



ICP @ 97th Warehouse – Confidential Client



Client

Confidential

Situation

Confidential client owned a 7 acre site which was partially permitted to build 127,000 sf of industrial warehouse prior to being put on hold due to economic conditions. We were retained to complete the permitting activities and solicit and procure a general contractor to execute the construction of the facility.

Process

Site revisions were required during construction to improve the initial ingress and egress characteristics of truck flow through the property. Coordination of permitting for these revisions along with tenant improvement work with temporary and permanent certificates of occupancy were achieved through cooperation from the local building officials.

Results

The building was fully leased prior to completion of the shell building so tenant improvements were commenced prior to shell construction in order to shorten overall project duration.