



HEAT SEAL, LLC CORPORATE HEADQUARTERS

Requirements

- After 25 years, Heat Seal, LLC had out-grown their current 85,000 SF facility and was in need of more efficient space with room for growth.
- As a long term community partner with a strong local work force, it was critical for Heat Seal to find a new location in Cuyahoga Heights.

Objectives / Challenges

- Premier Development recently purchased the 300,000 SF former Gallo Displays building and was looking for a long term tenant to stabilize their new acquisition.
- Having looked at multiple property options in the market, Heat Seal's current lease was due to expire leaving a small window to secure a new location, build-out space, and move the operation.

Results

- One mile from their current location, Heat Seal and Premier successfully came to terms on a lease contract for 85,000 SF in the former Gallo building.
- Within a short time frame, Premier was able to execute the contract and complete the build-out including two new docks and drive, 60 car surface parking, electrical upgrade including LED lights, HVAC, and epoxy floors, as well as recondition the office, lunchroom, and restrooms.
- Due to the physical configuration of their new space, Heat Seal was able to redesign their production lines and minimize movement between operations to increase their production efficiency by 25%.

Location

Cuyahoga Heights, Ohio

Year

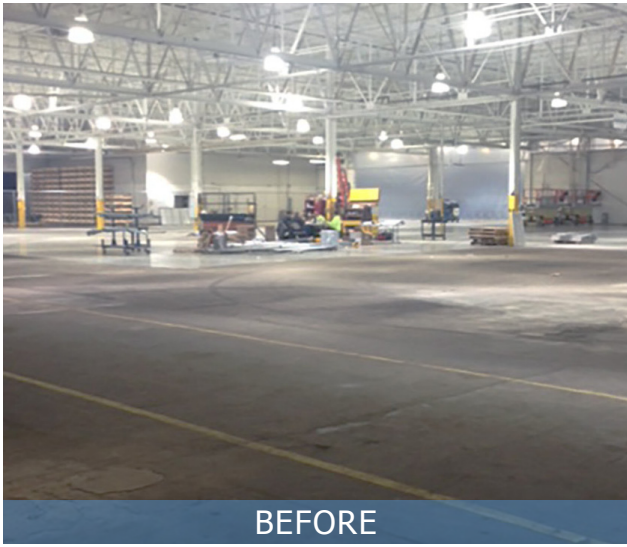
2016

Services

Redevelopment, Renovation, Interior Build-Out, and Construction Management

Size

85,000 Square Feet



BEFORE



BEFORE



AFTER



AFTER



AFTER



AFTER