



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

HSA Commercial owns & manages over 17 million square feet of real estate in 15 states and has developed over 33 million square feet since its founding in 1981.

In 2006, HSA purchased a significant local real estate portfolio, including this large facility on Fairwood Avenue. Since we had established a relationship with them on previous projects, they asked us to first provide budget numbers for a potential lease agreement, then to perform significant repair work to bring the building up to par.



TEAM

MCR Services, Inc.
Ohio Concrete Restoration Company
Sika Corporation

CHALLENGES

Water Infiltration & Concrete Failure

The building, constructed in 1969, utilized a fluted precast concrete exterior panel. These panels had not been properly maintained by previous owners and over time had suffered water damage. In order to repair them properly, We researched the issue & performed these services:

- ⊙ Panels thoroughly cleaned, then repaired with a specialty cement that had been reinforced with epoxy polymer
- ⊙ Primed and painted with finishes to restore durability and aesthetic appearance to the building

FEATURES

Scientific Approach Extends Building Life & Appearance

- ⊙ 261,440 square foot building
- ⊙ Exterior concrete panels around the perimeter of the structure repaired to restore durability and to prevent further water damage
- ⊙ Sealed and painted the exterior to restore the building appearance—a dramatic improvement

RESULT

Attractive Building for Lease

With proper upkeep, precast concrete is a really good choice for exterior cladding of warehouse and industrial buildings.

The repair work we performed has restored the appearance and serviceability of the structure well into the future. Because of this, HSA will be able to lease the property much more quickly—and at a better rate—than they could otherwise.

MCR Services is again happy to be part of a “constructive” solution for HSA.



2200 FAIRWOOD AVENUE
— WAREHOUSE REPAIRS —
2200 FAIRWOOD AVENUE
COLUMBUS, OH 43207-1708

PROJECT
PROFILE

2007.008