



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

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**BACKGROUND**

SJ Partners Ohio, LLC is a partnership formed by Jones Development Company and Industrial Works Investment Fund. The partnership was formed to raise private capital and develop this distribution center. During the early stages of the Preconstruction process, there were two major developers attempting to secure the work. MCR Services worked with both parties to assist with preconstruction until the work was finally awarded to SJ Partners. We continued our efforts coordinating the project to construction.



**TEAM**

Jones Development Company, LLC  
Timmerman Geotechnical Group, Inc.  
Applied Engineering Group, Ltd.  
C. J. Natale, Inc.  
Carron Asphalt Paving, Inc.  
ALD Precast Corporation  
Carlisle Masonry Construction  
Structural Solutions, LLC  
Kelley Steel Erectors, Inc.  
JL Robbins  
McKee Door Sales of Columbus, Inc.  
JLP Glass Products  
American Automatic Sprinklers, Inc.  
Freeland Contracting Company  
Sprint Electric, Inc.

**CHALLENGES**

**Speculative Warehouse Construction**  
Some early tasks during the design and early construction phases were:

- ⊙ 5 lots combined into a single lot, returned to acreage and rezoned
- ⊙ We were able to create several preliminary budgets to explore construction types and building configurations
- ⊙ Schedule and construction methods were an integral part of project consideration, allowing for flexible design
- ⊙ Wetlands approvals and zoning issues resolved

**FEATURES**

**This Attractive Development A Boon to Semi-Rural Area**

- ⊙ 202,000 square foot New Warehouse Distribution Center on 27 acres in Summit County near Akron, Ohio
- ⊙ The facility can later be subdivided as required for new tenants
- ⊙ Structural Steel Building with load-bearing Precast Concrete Exterior for aesthetic appearance and ease of maintenance
- ⊙ Membrane roofing system
- ⊙ Extensive Truck Docks with special features for a variety of shipping and receiving functions
- ⊙ Part of a series of planned improvements in a developing area of Macedonia

**RESULT**

**A Turnkey Distribution Facility**  
Creating the Project Team for this Design-Build project included developing relationships with some new partners in the Cleveland and Akron area. By carefully guiding the work at all stages of development, our team was positioned to deliver the exact facility the partners envisioned—one that will be much easier to market to a final Owner and more attractive to potential tenants.



**MACEDONIA DISTRIBUTION  
— NEW SPECULATIVE FACILITY —  
1300-1336 HIGHLAND ROAD  
MACEDONIA, OHIO 44056**

**PROJECT  
PROFILE  
# 2007.106**