



### WHAT THEY DO

Maker of automation equipment used in manufacturing within the consumer electronics, medical device, semiconductor and industrial markets.

### REQUIREMENT

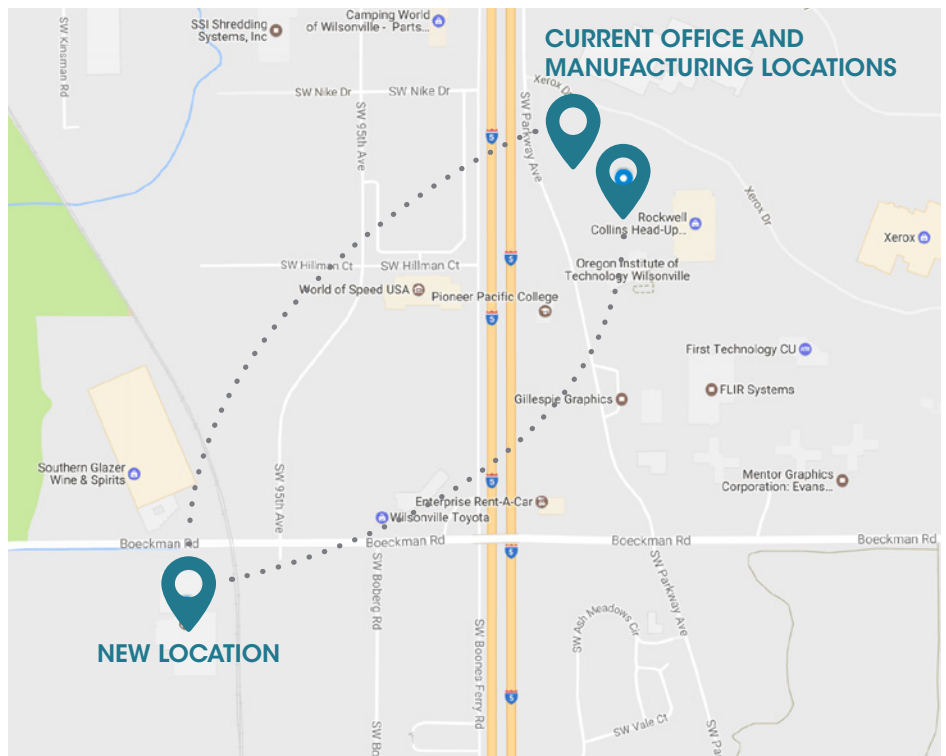
Based on increased industry demands and projected growth of 20 to 30 percent over the next three years, DWFRITZ needed to expand their manufacturing facility. They had a combined total of 110K of office and manufacturing space across two locations, and needed to increase their current 70K SF manufacturing space in order to meet client requests. Keeping the new location close to the current one was a logistical priority and key for talent retention and attraction.

### PROJECT DETAILS

**SIZE**  
160,000 SF

**TYPE**  
Manufacturing Warehouse with 60,000 SF of office

**LOCATION**  
Wilsonville's Technology Corridor near The Oregon Institute of Technology



### REPRESENTATION

Stu Peterson of Macadam Forbes represented both the buyer and the seller.

## CHALLENGES

The driving factor for DWFritz when choosing between an existing building and ground-up construction was the need to meet the timing for having the new space ready for operations. Permits for building a new space could take upwards of 18-30 months to acquire. This was not an option since there was a tight deadline to provide proof of manufacturing capabilities to prospective clients. Available inventory for large manufacturing facilities in the Wilsonville area is almost non-existent.



## CREATIVE SOLUTIONS

Although the cost of renovating an existing space was nearly the same as new construction, time was the deciding factor. Converting an existing warehouse to a high-tech manufacturing space allowed DWFritz to move in to their new facility close to one year from the purchase date. Since the owner of the subject location was also represented by Macadam Forbes, the ability to streamline communication and negotiations also reduced the turnaround time.



## OUTCOME

The new facility consists of 160K SF of manufacturing space and will have 60K SF of office, consolidating their two locations into the one facility. DWFritz in turn is looking to hire 60 mechanical and controls technicians as well as assemblers.



*DWFritz's current location has features such as a full kitchen with banquet style seating area, a rec room, and open workspace area with custom acoustical ceiling panels. The new facility will offer similar amenities.*