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Project of the Month: Campanelli Construction works on 250,000 s/f warehouse and distribution center for Victory Packaging

July 30, 2015 - Spotlights

Summer has been flying by for Campanelli Construction's crew, busy at work on the new 250,000 s/f warehouse and distribution center being constructed for Victory Packaging.

Campanelli Construction is serving as general contractor on this project, which is being developed by Seefried Industrial Properties for North American packaging solutions and distribution giant Victory Packaging. Based in Houston, TX, Victory Packaging has more than 65 warehouses and distribution facilities in the United States, Canada and Mexico, and operates in California under the company name of Golden State Container. In 2015, Victory Packaging was acquired by KapStone Paper and Packaging, a publicly traded pulp and paper company based in Northbrook, Illinois. Victory Packaging continues to be managed as the independent distribution division of KapStone. Nationwide, Victory Packaging is the only national distributor company specialized in solving packaging complexities and finding total cost optimization associated with packaging for its clients.

To construct the build-to-suit, Seefried purchased 56.52 acres of land earlier this year from Health Care REIT. Avison Young principals Todd Mason and Jeff Lindenberger and associate Andrea Gardner, based in the company's Houston office, collaborated with Boston-based principal Kevin Malloy to represent Victory Packaging and Seefried in the transaction. Andrew Sacher of Parsons Commercial Group, Inc. represented Health Care REIT in the land sale segment of the transaction.

Seefried Industrial Properties, established in 1984, specializes in the development and management of industrial real estate throughout the United States. Devoted to its customers' needs, Seefried has a long-standing reputation of delivering excellence through efficient and economical solutions.

The single-story building, anticipated for delivery in September 2015, is being built via multiple phase tilt-panel construction. These "sandwich" panels were created by pouring into pre-constructed molds, the panels then hoisted into place by a 303-ton crawler crane - the largest of its kind in New England. Each panel measures 14 inches thick, which includes 3 inches of architectural face, 2 inches of rigid insulation, and 9 inches of structural concrete. At 24 feet wide and 42 feet tall, these walls weigh an impressive 200,000 pounds each.

"Having built over 20 million s/f of industrial and office space in the past two decades, facilities like this latest for Victory Packaging have become our bread and butter, and we are pleased to have been selected by Seefried, with their history of success developing industrial parks and distribution centers, as construction manager on this latest endeavor," said Jeff DeMarco, president of Campanelli Construction.

The swift construction of this facility has been documented by drone, which has allowed the development and construction teams a unique perspective on the progress on site. A webcam on

site also streams a live feed of ongoing construction, which can be viewed on Campanelli's website, www.Campanelli.com.

Campanelli Construction currently has over 1.4 million s/f under construction, including two luxury multifamily communities, being developed by Campanelli and Thorndike Development in Norwood and Norton, Mass.

Current construction also includes a warehouse and distribution facility in Rhode Island for non-profit supplement bar manufacturer/distributor Edesia, a renovation of the former Champion warehouse in Middleborough, Mass. for Stop and Shop, and expansion/renovations for Symmons Industries, as well as world-renowned Turkish cymbal manufacturer Zildjian, both located on Massachusetts' South Shore.

Project team included:

Campanelli: Construction Manager

Katchen Steel: Structural Steel

F.A. Williams: Plumbing

Northstar Mechanical: HVAC

RCH Roofing: Roofing

BARNES buildings: Steel Construction Specialists

Platinum Fire Protection: Fire Protection

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