

± 20,000 SF DESIGN BUILD



**nd4c.com**  
NEXT DAY | FOUR COLOR



## THE CLIENT

ND4C is a wholesale trade printer company based in central Texas, which specializes in discounted printing services.

## THE TRANSACTION

Lee & Associates represented ND4C in a design-build for their Houston facility

## THE CHALLENGES

The client had specific property requirements that included a clear span, 20,000 SF, fully temperature controlled, tilt-wall building located in Northwest Houston. Since the building was clear span, all electrical work needed to be run under the slab. The client also had a very large printing press that required an isolated pit in the slab with specific manufacturer required specifications. To complicate matters even more, the press was going to be delivered from Japan in six months.

## THE RESULTS

Due to the specific nature of the project's requirements, we identified that the best way to achieve the clients' goals was to complete a ground up design-build. First, we identified sites that were shovel ready and owned by experienced developers in the right location. Then we provided two developers with our full specifications on the project. After receiving the initial bids for both, our client decided to go with Clay Development and Construction in the Cutten Road Business Park. We were able to structure a deal that would expedite the permits and site work processes immediately. We closed the land portion just shy of receiving permits and simultaneously executed the construction contract. Clay Development delivered and had the building dried in and ready for installation of the press ahead of schedule. The build was completed without any interruptions or change orders. Our client was extremely happy with the outcome and the service of the vendors we introduced them to.

## TRANSACTION DETAILS

- ± 20,000 SF
- ± 2.22 acres
- Tilt-Wall Building; 100% HVAC; Clear Span
- Dock High and Grade Level Loading



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