

# INDUSTRIAL SITES PROJECT OF THE MONTH

Curtis Architectural Group designs distribution complex located in Liberty and Union Ind. Park

## Advantage Construction, Condyne, LLC near completion of 74,492 s/f Super Coups, Taunton

**T**AUNTON, MA. — Advantage Construction, Inc. and Condyne LLC Real Estate Development are currently developing and constructing a new office, production, and distribution complex for Super Coups, a division of ADVO Inc., in the Liberty and Union Industrial Park. ADVO Inc. is one of the largest direct mail marketing services companies in the nation.

The 74,492 s/f facility, designed by James Mullarkey, president of The Curtis Architectural Group, is constructed out of a combination of masonry block and architectural insulated metal panel with the office featuring a glass curtain wall front entryway. It features 13,000 s/f of office encompassing a cafeteria, and training center.



million s/f in the Myles Standish Industrial Park over the past three years, constructing in excess of twenty-three buildings in Taunton.

Advantage Construction, Inc is a design build construction firm that focuses on modern high bay distribution facilities in the New England area. The firm was formed as an affiliate by the principals of Condyne, LLC Real Estate Development. Currently Advantage Construction is working on several projects including a 40,000 s/f expansion facility for Rich's Transportation; 160,000 s/f office, warehouse, and manufacturing project in Windsor, Conn. for ADVO Inc. as well as recently completing the 116,000 s/f corporate office and distribution facility for Callico Distributors in Taunton. Advantage Construction currently has 400,000 s/f of new construction in the preconstruction phase.

The Curtis Architectural Group is an architectural practice specializing in fiscally responsible fast-track design-build services. The firm is focused primarily on distribution, manufacturing and corporate office, and is licensed in both the US and Europe. It is comprised solely of experienced architects in a targeted market, and utilizes the latest in imaging technology and computer-aided design.

Completion of the project is slated for April 2004.

The new production facility consists of 12 loading docks and one drive in door with all the loading docks featuring dock levelers, seals and bumpers. This modern high bay facility has additional benefits including metal halide lighting, ESRR sprinklings, as well as modern life safety equipment. The building also has a 60' concrete dolly pad with 8" re-enforced concrete at the loading dock area.

Don O'Neill, vice president of Advantage Construction, commented, "The teams from Condyne, Advantage Construction, The Curtis Architectural Group, and ADVO Inc., jointly designed a facility that will best service the companies

current and future needs. Our mutual goal was to streamline the handling of goods involved with the manufacturing process that will improve the throughput to stay competitive in the market place. This new building will be the foundation for ADVO Inc. to achieve their goal."

The facility is located in the new Liberty and Union Industrial Park which is conveniently located at the Intersections of Rtes. 140 and 24, the Liberty and Union Industrial Park is the newest industrial park in Southeastern Mass. ADVO, Inc. and Jordan's Furniture are the anchor tenants in the Park, which is being developed exclu-

sively by the Taunton Development Corp. and Condyne, LLC. Their relationship will help offer quick permitting on a single site plan approval process. Employees and visitors will find amenities close to the new building including the Silver City Galleria, Home Depot, Kohl's, Target, as well as eateries such as Chili's and The Stone Forge Tavern.

Condyne, LLC, the real estate developer of the project, specializes in high bay distribution centers. Condyne was recognized as the fourth largest industrial developer in Mass. in Boston Business Journal's 2002 rankings. Condyne has constructed 1.5

### Project Team

**Architect** ..... Curtis Architectural Group

**Constr. Mgr.** ..... Advantage Construction

**Developer** ..... Condyne

**Dock Equipment** ..... Morin & Pepin

**Electrical Service** ..... Ralco Electric

**Fire Protection** ..... Sprink-Tech

**Flooring** ..... Floor Works

**Site Work** ..... PKM

**Slabs** ..... Lampasona