

Real Estate Journal

COVERING ALL OF LONG ISLAND, NEW YORK CITY AND UPSTATE NEW YORK

STI ALSO ENLARGES 99,000 S/F WAREHOUSE FROM 16 FT. TO 28 FT., ADDING 1 MILLION CUBIC FT.

Space Technology Inc. enlarges 96,000 s/f warehouse; raises roof from 13 ft. to 28 ft.

MELVILLE, NY When companies grow, and their need for space increases, they search for larger buildings to accommodate their storage requirements. Unfortunately, many existing structures in desirable locations were built with low ceilings, by today's standards. Increasingly, the solution to this problem is the process of roof lifting. Recently, a major food supplement manufacturer utilized this procedure, by lifting the existing roof of a low-clearance building, to provide for their continuing expansion.

This was not the first time that the company employed this unique process to create the space they needed. Back in 1993, they located a partially occupied building that had gone into foreclosure and was now owned by a bank. The bank was eager to "unload" this undesirable, low-roofed structure and sold it to the vitamin company at a bargain price. At the suggestion of their real estate broker, they contacted Space Technology Inc. (STI) of Melville, the company that provides the patented "E-Z Riser" process for roof lifting, nationwide. Within a short time, they lifted the existing roof of the 96,000 s/f vacant portion, raising it from 13 ft. up to 28 ft. clear. As a result, the new owners transformed the "obsolete-height" site into a high-capacity warehouse, and a dramatically improved asset.

Time passed, and the company continued its spiraling growth. They purchased several more buildings as their business diversified. Plans then emerged to construct an enormous new facility, to anticipate their further expansion. However, the new construction was likely to take too long to complete, if it were to meet their rapidly increasing requirements. So, to meet their needs for interim space, they once again enlisted STI to enlarge one of their currently underutilized facilities. They lifted the roof of a 99,000 s/f warehouse area, from 16 ft. clear, up to 28 ft. clear, and enclosed the newly created height with insulated steel



After



During



Before

paneling. More than 1 million cubic ft. of space was added, enabling the company to expand quickly, and enhance the future value and marketability of its existing property.

During the roof lifting process, the building's original utilities (lighting, sprinkler, heating, ventilation, etc.) are lifted along with the existing roof intact, thereby minimizing expense and disruption. Due to its "minimally invasive" nature, the same procedure has even been applied to actively occupied warehouses, while operations continued undisturbed. Similar roof-lifting projects have been performed, since 1972, on buildings ranging in size from 10,000 s/f, to over 1 million s/f. The cost is said to be extremely attractive, especially when compared to new construction, or demolition and rebuilding. An added advantage of creating cubic space is the avoidance of additional taxes and parking requirements which accompany the creation of s/f.

According to the informative website www.rooflift.com, roof-lifting projects include the required structural engineering, steel fabrication, delivery, installation, roof-lift, and new upper wall enclosure. Judging from the experience of this successful vitamin manufacturer, the concept of lifting the roof to create more space is a sensible prescription for the healthy growth of industrial buildings, and the companies that use them.

STI provides all the resources you need for a quick, cost-certain solution to a complicated problem. It gives you a way to take an obsolete building, one that may be empty or may have cramped, unhappy tenants ready to vacate it - and turn it into a valuable modern facility.

Your responsibility? Just run the numbers. The experts at STI will tell you how much vertical space you can add, how much it will cost and how quickly the job can be done.

Calculate the payback. When you see how quickly your investment in vertical expansion pays off, the decision will be easy.