

# SKYTRON WAREHOUSE EXPANSION

GRAND RAPIDS, MI • NEW BUILD • 40,000 SF • DESIGN-BUILD



## CASE STUDY

### More Than Square Footage: A True Partnership with Skytron

**40,000**  
SF ADDED

**10,000**  
SF VALUE-ENGINEERED  
OUT

**6**  
SITE CONSTRAINTS  
SOLVED

**2**  
LOCATIONS  
CONSOLIDATED

**DELIVERED ON-  
TIME & ON-BUDGET**

Skytron came to Veneklasen with a site, a rough footprint, and a layout from a previous engagement. What they did not have yet was the right building. Because they engaged us **before scope or design were finalized**, every decision that mattered was still on the table.

### Inventory in Two Places

Rapid growth had split Skytron's inventory between two different sites which created an ongoing trucking/logistics inefficiency. A storage expansion of their primary site would allow Skytron to cut redundant transportation costs and speed up logistics.

Beyond this immediate impact, a new expansion would also help them prepare for continued growth over the next several years. After working with Veneklasen Construction on an office renovation the year before, the team at Skytron decided to engage us again for this expansion.

### Starting the Plan Over

Skytron had a rough size & layout concept from a previous contractor engagement, but it no longer made sense with their current needs. Skytron engaged with Veneklasen before scope or design was finalized, working through multiple new layout iterations to find the right fit for the property and the business.

Cost discipline shaped every iteration. The original 50,000 SF concept was value engineered to 40,000 SF to meet budget without giving up a single goal driving the project, and the site was master planned so the next addition could be built with minimal disruption.

#### PROJECT SNAPSHOT

CLIENT  
Skytron LLC

WEB  
skytron.com

PROJECT TYPE  
New Build - Warehouse Addition

PROJECT SIZE  
40,000 SF

DELIVERY METHOD  
Design-Build

ARCHITECT  
Name

**About the Company.** Founded in 1972, Skytron is a healthcare technology company & OEM distributor partnering with 20+ independent manufacturers on full-room solutions including surgical lighting, beds, and equipment for surgical and sterile processing environments.

40,000 SF of new storage, opened directly into the existing warehouse — one space, one workflow.

## Project Constraints

- An active easement crossing a vacated railroad right-of-way
- Overhead power lines bisecting the buildable area
- On-site wetlands limiting access and buildable size
- An existing parking lot worth reclaiming for footprint
- Industrial park design and aesthetic approvals
- At least one loading dock operational throughout construction

Each one narrowed the buildable envelope. Solving them on paper — before design was final — is what kept them from becoming change orders.

## The Early Involvement Advantage

### A Budget That Held

50,000 SF value-engineered to 40,000 SF before design was locked, with every project goal intact — scope right-sized at the cheapest possible moment to change it.

### One warehouse, not two

The wall between the existing warehouse and the addition was left open, so the expansion reads and operates as a single space instead of a structure bolted onto the old one.

### Value added to existing space

The project became the opening to re-lay out the existing warehouse. The gain showed up in overall operational flow, not just in added square footage.

### Room for the next phase

The site was master planned to preserve dock configuration, buildable area, and site logistics — so a future expansion can start from a plan, not from scratch.



**Any contractor can deliver the square footage on a drawing. A partner delivers it as the answer to a business problem, not just a construction one.**

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**START THE CONVERSATION**

Planning a new build or an expansion? The most valuable conversation happens **before** scope, budget, and design are locked in.

