

Machine Solutions, Inc Relocates to Support Growth

Executive Summary – Machine Solutions, Inc 3480 E Britannia Drive, Tucson, AZ 85706

In September 2013 Machine Solutions acquired Vante, Inc., a global leader in radiofrequency thermal forming equipment that designs, develops, and manufactures process systems for the disposable medical device and biopharmaceutical industries.

Challenge

The Vante facility in Tucson, Arizona was not suitable for the future of the business. An inefficient layout in a two-story flex building presented operational and cultural challenges for the leaders of the business and the decision was made to relocate the business.

Strategy

In December 2016 Colliers International was engaged to help Machine Solutions locate a facility in Tucson capable of supporting the current and future needs of the business in addition to providing a work environment aligned with the company culture.

Results

In August 2017 Machine Solutions signed an 89-month lease for 19,743 square feet of office and production space. As part of the deal, Landlord managed the build out of the tenant improvements and contributed \$883,894 (\$44.77 PSF) of the \$1,260,004 (\$63.82 PSF) final construction costs. Additional savings include ten (10) months of half rent (\$72,377 value) and a 20% reduction in base rent off the initial proposal (\$315,000 value).

Project Timeline

