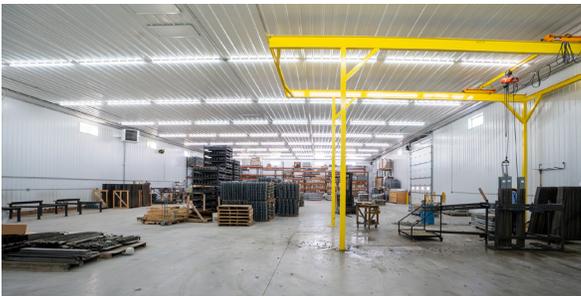




## Project Spotlight

# TRI STATE PERMA-COLUMN

Warehouse & Storage • 12,800 Square Feet • Craigville, Indiana



Tri State Perma-Column needed a new warehouse that could keep production moving, materials organized, and daily shipping and receiving efficient. The new facility offers bright, open-span storage centered on handling, palletizing, and concrete curing of its permanent building foundation system product. Meyer Building managed the project from initial sitework and permits through mechanical, electrical, and interior details, delivering a dependable, year-round workspace prepared for future growth if necessary.

## The Challenge

At the start of a new year, Tri State Perma-Column needed additional capacity operational by September to meet a major production opportunity. Their existing setup didn't have the indoor space required to stage and store product through its concrete curing window. Operations were spread across multiple buildings, and the new facility needed to be near a property line with limited access. The goal: deliver a clean, functional warehouse quickly without limiting layout, durability, or future expansion possibilities.

## Our Approach

Meyer Building delivered a complete and comprehensive solution. We managed site development and permitting, erected the shell, and managed doors, electrical, mechanical, and specialty items under one accountable schedule.

Inside, the layout supports Tri State Perma-Column's workflow: receiving precast product, stripping and cleanup, palletizing, racking, and staging for concrete cure time. We intentionally designed the building height around forklift capabilities and pallet racking dimensions. Future-proofing prep includes thoughtful capacity for a 40' to 50' expansion if and when it becomes necessary.

## The Outcome

Tri State Perma-Column now has a bright, organized warehouse consolidating operations and supporting efficient daily flow. Durable finishes, high-bay lighting, and a logical layout keep the space clean, crisp, professional, and easy to manage.

Most critically, the facility gave Tri State Perma-Column immediate capacity to ramp up production and space to pursue additional large-scale opportunities with confidence.

*"This project is a great example of what we mean by 'from dirt to keys.' Tri State Perma-Column needed more capacity fast, and they needed the whole process handled—from planning, permitting, and sitework to the finished building and utilities. We designed the height and layout around their forklift and racking needs, prepped the utilities for future expansion, and delivered a clean, durable warehouse that supports how they actually work every day."*

**Matthew Gerber**  
Owner, Meyer Building

## Construction Techniques

Tri State Perma-Column's warehouse uses post-frame construction for a wide, efficient footprint and clear-span flexibility. An 80'x160'x19'6" design with 8' O.C. trusses provides open racking and staging without interior bearing lines.

Perma-Column precast foundations keep wood out of the ground for long-term durability, while housewrap behind wall panels tightens the envelope. Inside, white steel liner panels over insulated walls and ceilings keep the space bright, clean, and easy to maintain. It's built for daily wear and intentional movement.



## Coordination and Project Management

A tight operational deadline drove this project. Meyer Building managed the schedule from early planning through final turnover. We coordinated all land and site considerations, including surveying and stormwater requirements, so permitting and construction could move forward without delays.

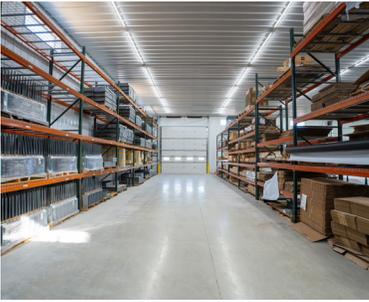
With a concrete conveyor placing concrete quickly, and a laser screed ensuring flatness and fast finishing, pouring the large warehouse's floor was just a one-day task. With trades sequenced under one plan, Tri State Perma-Column focused on operations while Meyer Building handled the full scope. Decisions stayed ahead of lead times and the build moved toward the September production target.

## Project Impact

The new warehouse gives Tri State Perma-Column space to consolidate, organize, and scale. Previously scattered storage areas and bottlenecked workflows are now an efficient and repeatable facility pattern. With dedicated staging space for curing and inventory, the team can move product in and out cleanly with fewer handoffs and less clutter.

In its first year, the facility supported production of 20,000 Perma-Column units, including a major ramp-up window between September and November. The building delivers real capacity when timing matters most. As market conditions and contract demands fluctuate, Tri State Perma-Column now has a permanent platform to pursue future contracts without being limited by space.





## PROJECT FEATURES

### Size & Footprint:

80'x160'x19'6" clear-span warehouse (12,800 square feet) for flexible storage and material flow.

### Structure:

Post-frame system with laminated columns; 3.25/12 roof pitch with trusses at 8' O.C.

### Ventilation:

12" vented overhangs at eaves and gables supporting continuous airflow.

### Framing Package:

2x4 wall girts and roof purlins at 24" O.C. for a stiff, flat panel plane.

### Foundation:

Perma-Column precast foundation system keeps wood out of the ground.

### Exterior Materials:

Painted steel roof, siding, and wainscot with stainless fasteners for corrosion resistance.

### Weather Tightness:

Housewrap behind siding is a continuous water-resistant barrier to protect the wall cavity while allowing moisture vapor to escape so the wall can dry outward.

### Overhead Access:

Three 16'x16' insulated overhead doors aligned on the sidewall for efficient daily loading.

### Walk Doors:

Four 3070 insulated steel walk doors with ADA thresholds.

### Daylighting:

Fourteen 5020 fixed-lite insulated windows set at security height to brighten the interior.

### Drainage:

6" gutters and downspouts to move water away from the building and protect the site.

### Interior Finish:

White steel liner walls and ceiling over R-25 walls and R-45 ceiling insulation for a bright, durable workspace.

### Concrete:

6" reinforced floor with 24" insulated grade beam and approximately 400 square feet of apron for daily traffic.

### Electrical & Air:

Dedicated compressor power with hard-piped drops; bright LED high-bay lighting for work-ready visibility.

### Heating & Air Movement:

Two gas-fired unit heaters, ceiling fans, and wall louvers for steady circulation and quick winter warm-ups.

### Maintenance & Safety:

Insulated attic access hatches with framed platforms and overhead draft-stop separations to compartmentalize attic space.