

## Ivy Warehouse

# A Credit to the Neighborhood

**Problem:**  
How to make the most  
of a difficult site?

**Solution:**  
An expert team and  
thorough planning.



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In the spring of 2018, Carden Company put together a team for a design/build construction project in Nashville, Tennessee, for a manufacturer of commercial dishwashers. Based in California, the owner desired warehouse and office space to serve as a base for regional customer service. While they only needed 15,000 square feet for themselves, they decided to utilize the entire site and lease out the remaining 45,000 square feet of the 60,000 square-foot structure.

The primary challenge for the project was the selected site. Though the area around the site had largely been built-up with commercial/light industrial businesses, the owners had acquired an undeveloped piece of property that municipal officials were eager to have developed. Overgrown with vegetation, the site had been used by locals as an unofficial dumping ground. Carden Company put together a team to analyze the site and to design a structure that would make the best use of the property in the most efficient and cost-effective manner possible.

A thorough pre-construction evaluation to account for soil conditions, grade, drainage, and even wildlife habitats uncovered some unique problems that would need to be addressed. The first challenge was a significant elevation change across the property, which would have to be incorporated into the structure's design to utilize all of the buildable area. Second, soil borings uncovered a shallow rock layer, requiring additional considerations for locating the structure and finding budget-friendly ways to accommodate the grade while ensuring a stable foundation.

"It's a totally engineered site. Massive retaining walls were put in to support the earthwork that was put in to support the building. And we maxed out. We put as much building on that piece of property as the property would allow," said Architect Jeff Hall, Hall Group, LLC.

The upfront analysis and thorough planning resulted in few surprises during construction. With a clean, functional design, the building was constructed with tilt-up walls, incorporating Butler pre-engineered elements. The designer worked with the owner for the overall look of the exterior and to personalize their spaces.

"This amazing project has resulted in revitalization of this corridor and additional public and private investment. The Ivy Warehouse Design & Construction Team is the model and partner that our community deeply appreciates," said Tanaka Vercher, District 28 Councilmember, Metropolitan Government of Nashville and Davidson County.

**When your project  
is challenging,  
call Carden.**

**Carden Company  
delivers  
innovative solutions,  
impressive quality  
and exceptional  
service.**

**Call Brian Morgan at  
615-376-8369  
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