

INDUSTRIAL



BUILD-TO-SUIT | SPEC | LOGISTICS | MANUFACTURING | TECH | ADAPTIVE RE-USE



METHOD
architecture

EGO-FREE ARCHITECTURE

BASSWOOD 35
FORT WORTH, TX





BEYOND THE BOX

From ground-up design and construction to renovation and change of use, our teams can complete the most challenging industrial projects. These specialized uses place a high requirement on the design team's understanding and experience with both the client's operations and code compliance.

Our client-centric design approach allows our team to design beyond the box and focus on the programming needs and aesthetics while staying within budget.

MASTER PLANNING SERVICES

We work closely with developers and civil engineers at the beginning stage of each project to develop a master plan that maximizes site coverage.

- Color Rendered Plans for Marketing
- City Site Plan/Development Review
- Investment Committee Packages
- Business Park/Campus Planning
- Feasibility Studies
- Test-fit Plans
- Long-Range Facility Plans
- Multiple Schemes



MANUFACTURING



HIGH-PILE STORAGE



DISTRIBUTION



COLD STORAGE



FLEX INDUSTRIAL



DATA CENTERS



SPEC INDUSTRIAL



HAZARDOUS STORAGE



BUILD-TO-SUIT

RUVATI USA
ROUND ROCK, TX



PORTFOLIO SNAPSHOT | BUILD-TO-SUIT

PROJECT NAME	SIZE (SF)	LOCATION
CHEMOURS	300,000 SF	PASS CHRISTIAN, MS
GYRODATA HEADQUARTERS	224,425 SF	HOUSTON, TX
IMPERIAL DADE	221,000 SF	LOXLEY, AL
MEGAACRETE	75,000 SF	KERRVILLE, TX
LONESTAR ELECTRIC SUPPLY	52,500-72,800 SF	MULTIPLE
MAMA LYCHA DISTRIBUTION CENTER	65,328 SF	HOUSTON, TX
RUVATI USA	57,245 SF	ROUND ROCK, TX
KARBACH BREWING CO. PACKAGING HALL	50,351 SF	HOUSTON, TX
MICROCHEM LABORATORY	45,450 SF	ROUND ROCK, TX
BUFFALO BAYOU BREWING COMPANY	28,000 SF	HOUSTON, TX
SER WORKFORCE TRAINING CENTER	24,475 SF	HOUSTON, TX



BUILD-TO-SUIT

RUVATI USA

ROUND ROCK, TEXAS



SIZE

57,245 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2021

CLIENT

Ruvati USA

PROJECT TEAM

Burton Construction

General Contractor

Method Architecture

Architecture & Interior Design

Kimley-Horn

Civil Engineer

Dally + Associates, Inc.

Structural Engineer

KCI Technologies, Inc.

MEP Engineer

Hitchcock Design Group

Landscape Architect



SER JOBS WORKFORCE TRAINING CENTER

HOUSTON, TEXAS



SIZE
24,475 SF

CONSTRUCTION TYPE
PEMB

CLIENT
SER Jobs for Progress

PROJECT TEAM
Tellepsen
General Contractor

Method Architecture
Architecture & Interior Design

PRD Land Development Services
Civil Engineering

H2B Engineers
Structural Engineering

Wylie Associates
MEP Engineering

Wong And Associates
Landscape Architecture



GYRODATA HEADQUARTERS

HOUSTON, TEXAS



SIZE

155,000 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2011

CLIENT

Gyrodata, Inc.

PROJECT TEAM

E.E. Reed Construction, L.P.

General Contractor

Method Architecture

Architecture & Interior Design

Bury + Partners, Inc.

Civil Engineering

Bihner Chen Engineering

Structural Engineering

Dawson Van Orden

Engineering, Inc.

MEP Engineering

Apollo BBC

Commissioning Agent

SUSTAINABILITY

LEED - NC 2.2

AWARDS

2013 Tilt-Up Achievement Award

Manufacturing/Industrial Winner

A leader in developing precision wellbore navigation technology, Gyrodata Inc., commissioned Method to design their headquarters facility in Houston, TX. Totalling 155,000 SF, the facility houses the company's offices, manufacturing, and warehousing operations. The tilt-wall structure is comprised of a two-level, 80,000 SF office space, accented by wood paneling, stone cladding, a custom reception desk, multiple conference rooms, break rooms, and an electronics laboratory. The complex's 75,000 SF manufacturing facility/warehouse features a 20-ton overhead-bridge crane. The 30,000 SF, 24' clear height clean storage building also contains an overhead-bridge crane. The project includes a 45,000 SF parking structure, new chilled water system and related plumbing/pneumatic and electrical system.



BUFFALO BAYOU BREWING COMPANY

HOUSTON, TEXAS



SIZE

28,000 SF

CONSTRUCTION TYPE

Steel Frame

COMPLETION

2019

PROJECT TEAM

DMAC Construction

General Contractor

Method Architecture

Architecture

Pinnacle Structural Engineers

Structural Engineering

H2B Engineers

Civil Engineering

Dawson Van Orden Engineering, Inc.

MEP Engineering

Wong & Associates

Landscape Architecture

AWARDS

2020 RedNews Awards Retail/
Restaurant Finalist

2020 HBJ Landmark Awards
Restaurant Finalist



Located in the Washington Avenue Arts District, the 28,000 SF Buffalo Bayou Brewing Company is a three-story brewery and restaurant and social hive for craft beer drinkers and foodies alike. Upon entering the brewery, guests pass through the buffalo-shaped portal transporting patrons into a craft beer playland. The main floor features a taproom with direct views into the working guts of the brewery. The second floor features a 200-seat restaurant, bar, and outdoor patio. Interior windows from the dining area give views back into the production area providing a true "tank-to-table" experience. The third floor features a large, covered rooftop bar with sweeping views of Houston's downtown skyline, a private event space and an area for pop-up dining events. The rooftop patio also features a massive skylight allowing patrons a bird's eye view into the working brewery keeping the brewing process as a central part of the guest experience.

ICOTEX

CONROE, TX



SIZE
71,000 SF

TYPE OF CONSTRUCTION
PEMB

PROJECT TEAM
Archway Pollok
Building Owner
Method Architecture
Architecture

ARCO Design/Build
General Contractor

Pinnacle Structural Engineers
Structural Engineer

S&S Engineers LLC
MEP Engineer



Completed in 2017, the Industrial Component of Texas facility (ICOTEX) is a manufacturing and distribution facility providing metal components for forklifts, machinery and other applications. Located in Conroe Industrial Park, this facility is a joint venture between Mitsubishi Caterpillar Forklift America and Jungheinrich.



KARBACH BREWING CO. PACKAGING HALL

HOUSTON, TX

KARBACH BREWING CO. PACKAGING HALL

HOUSTON, TEXAS



SIZE

50,351 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2019

CLIENT

Karbach Brewing Company

PROJECT TEAM

Benchmark Houston Builders

General Contractor

Method Architecture

Architecture & Interior Design

Dawson Van Orden

Engineering, Inc.

Civil & MEP Engineer

Pinnacle Structural Engineers

Structural Engineer

Cope Engineering

Fire Protection

Wong & Associates

Landscape Architecture

AWARDS

2016 HBJ Landmark Awards

Special Projects Finalist

2018 Tilt-Up Achievement Award

Manufacturing/Industrial Winner

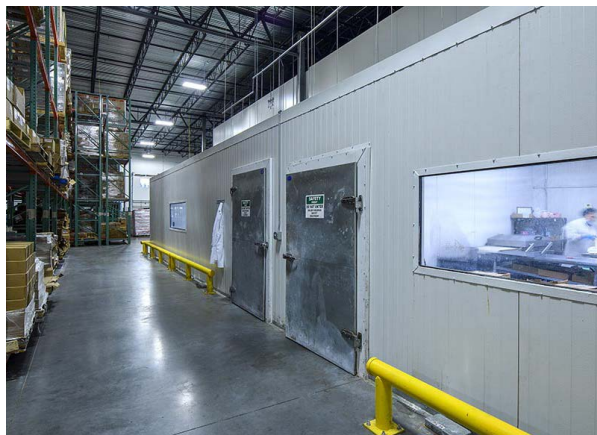


MAMA LYCHA FOODS DISTRIBUTION CENTER
HOUSTON, TX



MAMA LYCHA FOODS

HOUSTON, TEXAS



SIZE

65,328 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2016

CLIENT

Mama Lycha Foods

PROJECT TEAM

Keen Realty

Developer

A&F General Contractor

General Contractor

Method Architecture

Architecture & Interior Design

TAC Engineering

Civil Engineer

Dally + Associates, Inc.

Structural Engineer

Wong & Associates

Landscape Architect

AWARDS

2017 HBJ Landmark Awards

Industrial Finalist

2017 Tilt-Up Achievement Award

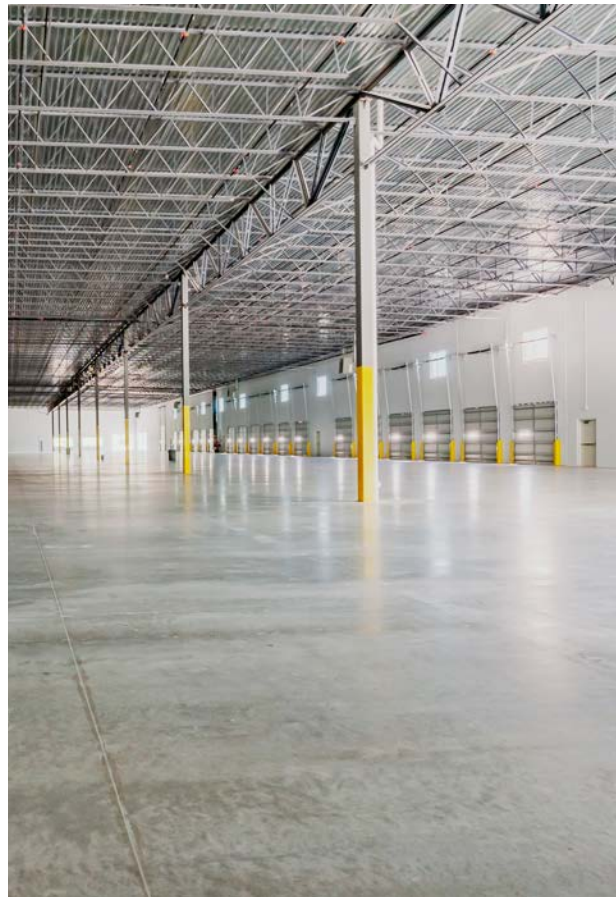
Manufacturing/Industrial Winner

GRAND CENTRAL WEST
HOUSTON, TX



PORTFOLIO SNAPSHOT | SPEC + SHELL INDUSTRIAL

PROJECT NAME	SIZE (SF)	LOCATION
GRAND CENTRAL WEST INDUSTRIAL PARK	1,239,080 SF (2 BUILDINGS)	HOUSTON, TX
BRIDGE BUSINESS PARK	1,093,021 SF (7 BUILDINGS)	GEORGETOWN, TX
ATX 130 INDUSTRIAL PARK	674,954 SF (4 BUILDINGS)	AUSTIN, TX
BELTWAY CROSSING NORTHWEST	663,660 SF (3 BUILDINGS)	HOUSTON, TX
BAYPORT SOUTH	642,994 SF	PASADENA, TX
TELEPHONE ROAD INDUSTRIAL PARK	589,280 SF (3 BUILDINGS)	HOUSTON, TX
THE BUSINESS CENTER AT FIVE CORNERS	545,574 SF (5 BUILDINGS)	HOUSTON, TX
GSW COMMERCE CENTER AT 161	464,495 SF (2 BUILDINGS)	HOUSTON, TX
CROSSROADS LOGISTICS CENTER	425,000 SF (2 BUILDINGS)	AUSTIN, TX
TAYLORPORT RAIL PARK	366,785 SF	TAYLOR, TX
COLORADO CROSSING	361,847 SF (6 BUILDINGS)	AUSTIN, TX
CREEKVIEW 121	351,000 SF (4 BUILDINGS)	LEWISVILLE, TX
BASSWOOD 35 BUSINESS PARK	237,000 SF (7 BUILDINGS)	FORT WORTH, TX
THOMPSON DISTRIBUTION CENTER	130,775 SF	BAYTOWN, TX
NORTH LAREDO INDUSTRIAL PARK	100,736 SF	LAREDO, TX





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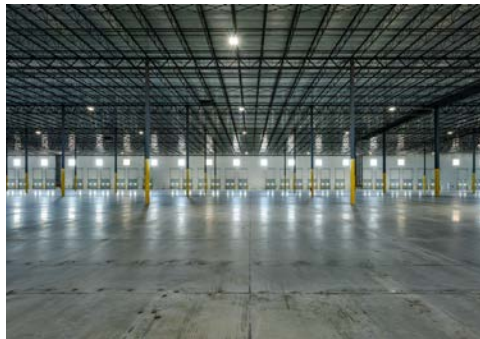


FIRE LANE NO PARKING

TAYLORPORT RAIL PARK
TAYLOR, TX

TAYLORPORT RAIL PARK

TAYLOR, TEXAS



Situated in close proximity to the Samsung Taylor site, Taylorport Rail Park is a master planned rail-served logistics and industrial park located in Taylor, TX. The park is served by two Class 1 rail carriers, and will offer switching, transloading, and storage services. Totaling 750 AC, the project will deliver in phases.

Building 1 is a 366,785 SF cross-dock with a 36' clear height.

SIZE

366,785 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2023

CLIENT

Partners Real Estate

PROJECT TEAM

E.E. Reed Construction, L.P.

General Contractor

Method Architecture

Architecture

ATR Engineering

Civil Engineer

Dudley Engineering

Structural Engineer

Infinity MEP+S Engineers

MEP Engineer

AWR Designs

Landscape Design

Cope Engineering

Fire Protection

GSW COMMERCE CENTER AT 161

GRAND PRAIRIE, TEXAS



SIZE

464,495 SF (2 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2023

CLIENT

Molto Properties

PROJECT TEAM

Raymond Construction

General Contractor

Method Architecture

Architecture

Langan Engineering

Civil Engineer

BNR Structural Engineering

Structural Engineer

Belle Firma

Landscape Architecture



GSW Commerce Center at 161 is located in the Southwest/Arlington industrial submarket. Phase I of the Class A, multi-phase speculative industrial development included two rear-load, 36' clear height buildings totaling 464,495 SF with 180' truck court aprons, ESFR sprinklers, dock-high doors, grade-level ramps, and a combined 116 trailer parking spaces and 410 standard parking spaces.

The industrial park is situated south of Dallas Fort Worth International Airport and offers tenants highly desirable visibility on President George Bush Tollway (PGBT) and provides convenient access to robust transportation routes in I-30, SH-183, and I-20..

MESA EAST INDUSTRIAL PARK

HOUSTON, TEXAS



SIZE

134,461 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2022

CLIENT

Summit Real Estate Group

PROJECT TEAM

Burton Construction

General Contractor

Method Architecture

Architecture

Jones I Carter

Civil Engineer

Pinnacle Structural Engineers

Structural Engineer

Infinity MEP+S Consultants

MEP Engineer

AWR Designs

Landscape Architecture

Mesa East Industrial Park is a cutting-edge project offering a modern and efficient industrial facility for businesses in need of a versatile space for their operations. The building spans across 134,461 SF, providing ample room for various industrial activities. Within the building, there is an office space measuring 3,263 SF, offering a comfortable and functional area for administrative tasks and meetings.

With a clear height of 32', the facility allows for vertical storage and operational flexibility. The project features a total of 27 dock doors, with two drive-in doors providing easy access for larger vehicles and equipment.



BASSWOOD 35 BUSINESS PARK
FORT WORTH, TX

BASSWOOD 35 BUSINESS PARK

FORT WORTH, TEXAS



SIZE

880,706 SF (7 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

Phase 1 - 2021

Phase 2 - 2024

CLIENT

EastGroup Properties

PROJECT TEAM

Ridgmont Construction (P1)

Talley Riggins Construction (P2)

General Contractors

Method Architecture

Architecture

Half Associates

Civil Engineer

IC Design Services

Structural Engineer

Infinity MEP+S Consultants

MEP Engineer

Belle Firma, Inc.

Landscape Architect

EISENHAUER POINT BUSINESS PARK

SAN ANTONIO, TEXAS



SIZE

1,079,952 SF (14 Buildings)

CONSTRUCTION TYPE

Tilt-wall

CLIENT

EastGroup Properties

PROJECT TEAM

RC Page Construction

General Contractor

Method Architecture

Architecture

Pape-Dawson Engineers, Inc.

Langan Engineering

Civil Engineers

Bihner Chen

Structural Engineer

RC Page Construction

MEP Engineer

C2 Landgroup, Inc.

Landscape Architecture



BELTWAY CROSSING SOUTHWEST

HOUSTON, TEXAS



SIZE

880,500 SF (6 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2016

CLIENT

Hines

PROJECT TEAM

E.E. Reed Construction, L.P.

General Contractor (Buildings 1-3)

Arch-Con Construction

General Contractor
(Buildings 4, 6)

Method Architecture

Architecture

PRD Land Development

Services, LLC (Building 3-4)

Civil Engineer

Ward. Getz & Associates LLP

Civil Engineer (Buildings 1-2, 6)

Pinnacle Structural Engineers

Structural Engineer

Henderson Engineering

MEP Engineer (Buildings 4, 6)

Telios PC

MEP Engineer (Buildings 1-3)

KW Landscape

Landscape Architect

Windrose Land Service

Surveying

SPRINGWOOD BUSINESS PARK

SPRING, TX



SPRINGWOOD BUSINESS PARK

SPRING, TEXAS



SIZE

291,889 SF (2 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2024

CLIENT

EastGroup Properties

PROJECT TEAM

Rosenberger Construction

General Contractor

Method Architecture

Architecture

Langan Engineering

Civil Engineer

Bihner Chen Engineering

Structural Engineer

AWR Designs

Landscape Design



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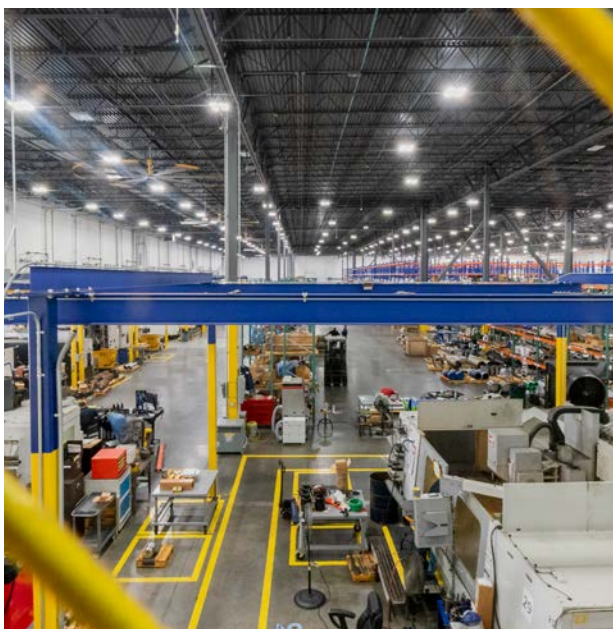
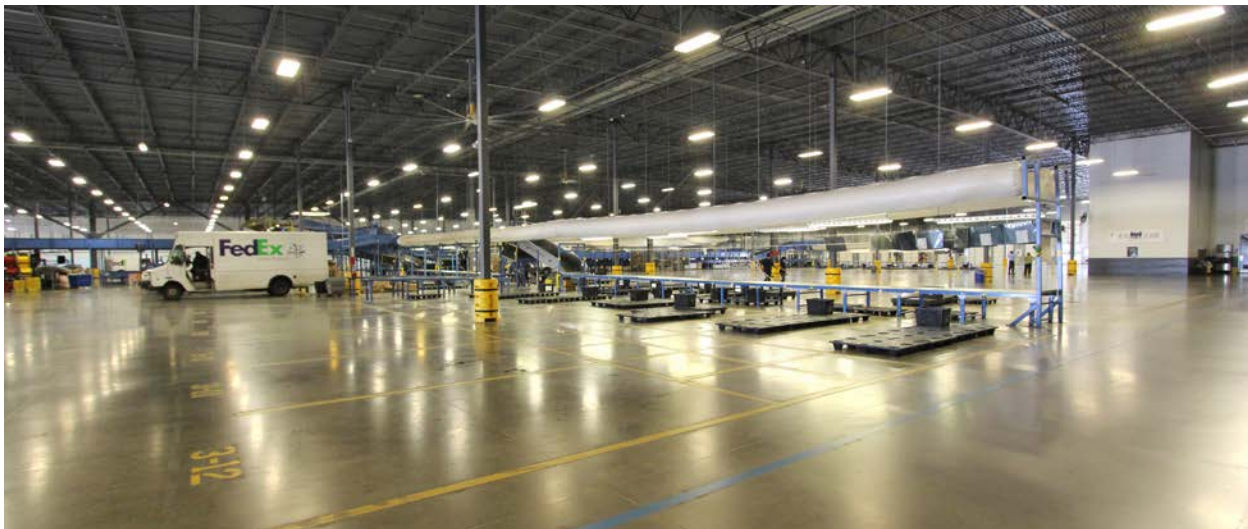
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amazon
delivery

CHISHOLM TRAIL TRADE CENTER
ROUND ROCK, TX

PORTFOLIO SNAPSHOT | LOGISTICS

PROJECT NAME	SIZE (SF)	LOCATION
CHISHOLM TRAIL TRADE CENTER	441,520 SF	ROUND ROCK, TX
UPS WILLOWBROOK	258,000 SF	HOUSTON, TX
FERGUSON SHIP HUB	207,180 SF	AUSTIN, TX
MATTRESS FIRM DISTRIBUTION CENTER	201,650 SF	HOUSTON, TX
INNOVEX	185,920 SF	HOUSTON, TX
FEDEX ELLINGTON	180,392 SF	HOUSTON, TX
GHX INDUSTRIAL	143,537 SF	HOUSTON, TX
FEDEX SORTING FACILITY	122,500 SF	HOUSTON, TX
LIGHTNING LOGISTICS	68,000 SF	HOUSTON, TX
KARBACH BREWING CO. PACKAGING HALL	50,351 SF	HOUSTON, TX



GHX INDUSTRIAL

HOUSTON, TEXAS



SIZE

143,500 SF

CONSTRUCTION TYPE

Tilt-Wall

COMPLETION

2021

CLIENT

McCord Development

PROJECT TEAM

Burton Construction
General Contractor

Method Architecture

Architecture & Interior Design

IDS Engineering Group

Civil Engineering

Dally + Associates, Inc.

Structural Engineering

Wong And Associates

Landscape Architecture

Cope Engineering

Fire Protection

AWARDS

2019 HBJ Landmark Awards
Headquarters Move Finalist

2018 Tilt-Up Achievement Award
Manufacturing/Industrial Winner



The GHX Industrial building at Lockwood Business Park is home to GHX's new headquarters and Houston distribution center. The manufacturing company consolidated multiple facilities and departments into the new space requiring a collaborative programming exercise to create operational efficiencies. The 143,500 SF facility includes 121,000 SF of warehouse and shop space and 22,500 SF of office space.

The building takes design cues from the look and feel of the master-planned development, redefining a typical industrial building, and establishing a baseline of design and focus on human scale.

CHISHOLM TRAIL TRADE CENTER

ROUND ROCK, TEXAS



SIZE

441,520 SF (3 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2022

CLIENT

Transwestern Development

PROJECT TEAM

Burton Construction

General Contractor

Method Architecture

Architecture & Interior Design

KBGE

Civil Engineer

Landscape Architecture

Dally + Associates, Inc.

Structural Engineer

Wylie Consulting Engineers

MEP Engineer

This project consists of three single story, tilt-wall buildings totaling 441,520 SF. The site layout was developed with maximum efficiency in mind and strong consideration to the natural site conditions for drainage, pedestrian vehicular access, and a large volume of daily, 18-wheeler accessibility. Due to local jurisdictional requirements, our team designed the buildings and truck court layout around three large heritage oak trees that would remain after construction was complete. Each entry point into the buildings were planned as future office locations and strategically utilized glazing for natural light and an exterior facade design to draw attention to specific aspects of the building which supported the necessary way finding tactics.



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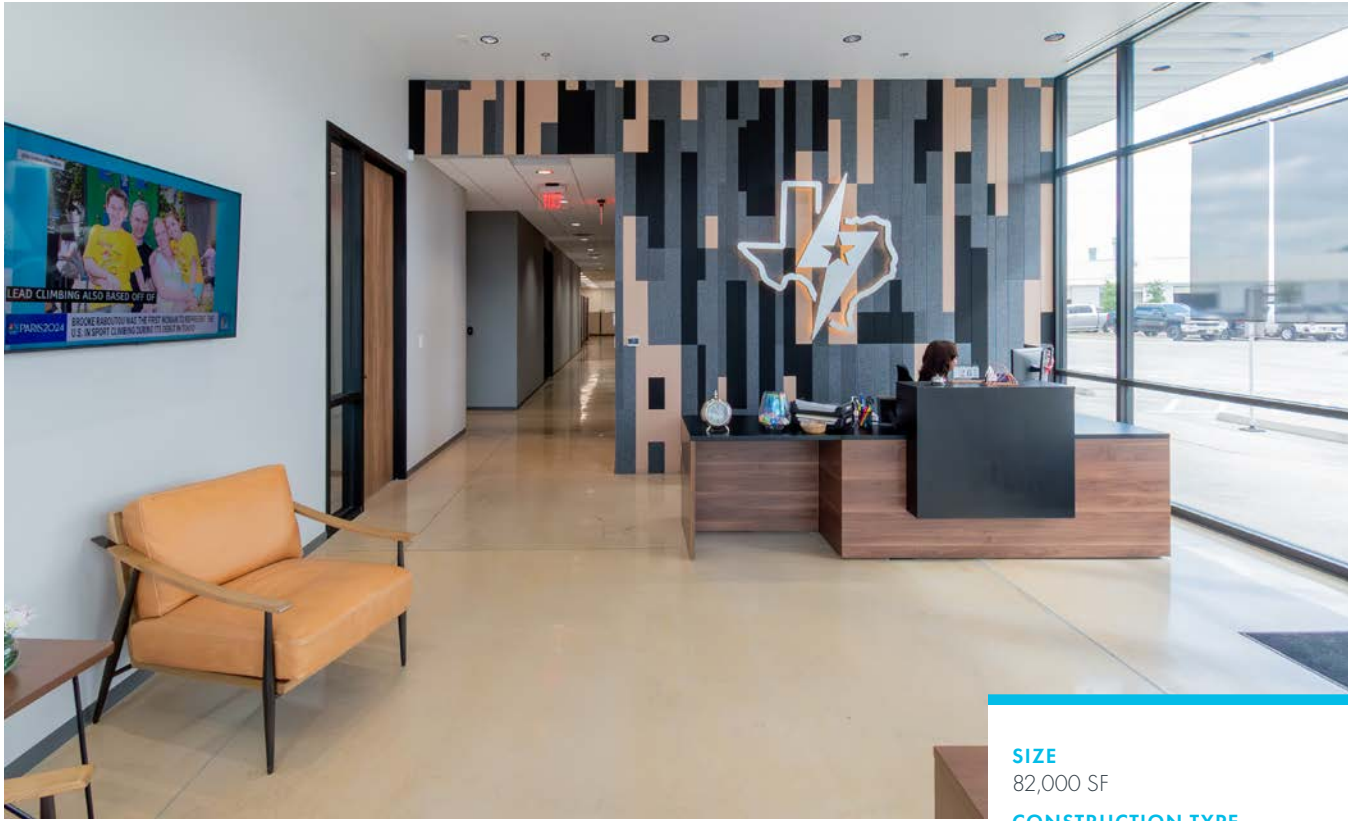
LONESTAR
ELECTRIC SUPPLY

LONESTAR ELECTRIC SUPPLY
SAN ANTONIO, TX

FIRE LANE NO PARKING FOR ALL

LONESTAR ELECTRIC SUPPLY

SAN ANTONIO, TEXAS



SIZE
82,000 SF

CONSTRUCTION TYPE
Tilt-wall

COMPLETION
2024

CLIENT
Lonestar Electric Supply

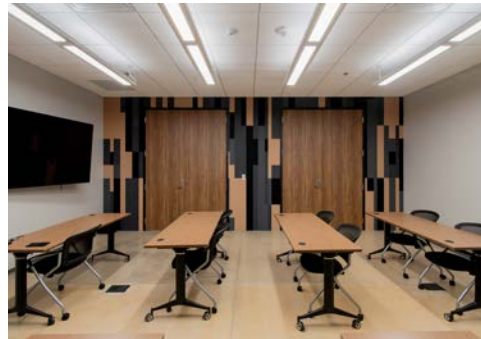
PROJECT TEAM
RC Page Construction
General Contractor

Method Architecture
Architecture & Interior Design

Colliers Engineering
Civil Engineer

JQ Engineer
Structural Engineer

DBR Engineering Consultants
MEP Engineer



MATTRESS FIRM

HOUSTON, TEXAS



SIZE

201,650 SF

TYPE OF CONSTRUCTION

Tilt-wall

COMPLETION

2014

PROJECT OWNER

EastGroup Properties

CLIENT

Mattress Firm Inc.

PROJECT TEAM

Rosenberger Construction

General Contractor

Method Architecture

Architecture

Bec-Lin Engineering

Civil Engineering

Bihner Chen Engineering

Structural Engineering



This project featured a single-building office /warehouse in Houston, TX. The concrete tilt-wall building features curtain-wall glazing, a 32' clear height with a glass-encased storefront entry paired with an Avadek canopy. The office consists of 7,544 SF with a 194,106 SF cross-dock warehouse. The layout of this facility was tailored to Mattress Firm's internal operations and warehouse functions. Due to the hazardous level and quantity of furniture storage, several building systems had to be evaluated to ensure safety and code compliance.

HITC LOGISTICS PARK

HUMBLE, TEXAS



SIZE

434,647 SF (2 Buildings)

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2019

CLIENT

Logistics Property Co.

PROJECT TEAM

Alston Construction

General Contractor

Method Architecture

Architecture

Pinnacle Structural Engineers

Structural Engineer

Pape-Dawson Engineers, Inc.

Civil Engineer

AWR Designs

Landscape Architecture

Gorrondona

Geotechnical Engineering



This project consists of two state-of-the-art, Class A distribution facilities adjacent to Bush Intercontinental Cargo Center. Building A offers a total area of 138,351 SF and features a clear height of 32'. The facility provides 57 auto parking stalls, with an additional 57 stalls for future expansion, ensuring ample parking space for employees and visitors. The building also includes 36 docks for efficient loading and unloading operations.

Building B is a larger facility, covering an area of 296,106 SF. It boasts the same clear height of 32' as Building A. To accommodate parking needs, the building offers 164 auto parking stalls, with an additional 155 stalls reserved for future expansion. Additionally, Building B includes 72 docks, ensuring smooth flow of goods. With 60 trailer stalls, the facility can efficiently handle large volumes of incoming and outgoing shipments. Like Building A, Building B is equipped with an ESFR fire sprinkler system to ensure safety.



SMITH
VALIDATION

SMITH
INSPECTION &
RECEIVING

SMITH & ASSOCIATES
HOUSTON, TX

PORTFOLIO SNAPSHOT | MANUFACTURING

PROJECT NAME	SIZE (SF)	LOCATION
MARUCHAN	520,000 SF	SAN ANTONIO, TX
LEDGE LOUNGER	80,000 SF	KATY, TX
ICOTEX	71,000 SF	CONROE, TX
EAGLE FABRICATORS, INC.	68,925 SF	HOUSTON, TX
NATURE BEST PRE-CUT & PRODUCE	61,841 SF	MISSOURI CITY, TX
CARR LANE MANUFACTURING CO.	50,000 SF	ELGIN, TX
SMITH & ASSOCIATES	30,942 SF	HOUSTON, TX
MENSOR MANUFACTURING	25,000 SF	SAN MARCOS, TX



MENSOR

SAN MARCOS, TEXAS



SIZE

35,000 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2014

CLIENT

Mensor Manufacturing

PROJECT TEAM

American Constructors

General Contractor

Method Architecture

Architecture

Doucet & Associates

Civil Engineer

DB Structures

Structural Engineer

EEA

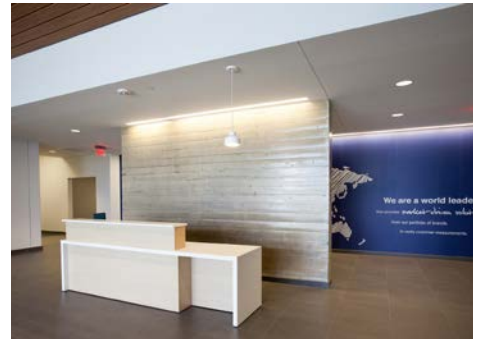
Mechanical Engineer

Coleman & Associates

Landscape Architecture

JEAcoustics

Acoustical Consulting



Mensor is part of WIKI, a global company with over 10,000 highly qualified employees, and a worldwide leader in pressure and temperature measurement. The company also sets the standard in the measurement of level, force and flow, and in calibration technology. The Mensor manufacturing and calibration operation located in San Marcos, TX required a new facility to meet quality and production goals.

The 35,000 SF single-story headquarters facility includes 25,000 SF dedicated to manufacturing, an integrated testing lab, research and development area, machine shop, and a loading dock/truck ramp area. The remaining 10,000 SF consists of sales and management offices. The interior required separation of protocol of office, clean/static-arresting manufacturing and isolated equipment calibration rooms. The structural system chosen was an insulated tilt-up panel in multiple shapes with the front office featuring board -formed bands that celebrate the nature of materials.

LEDGE LOUNGER

KATY, TEXAS



SIZE

64,000 SF

CONSTRUCTION TYPE

Interior Build-out

COMPLETION

2021

CLIENT

Ledge Lounger, Inc.

PROJECT TEAM

OS Interior Systems, Inc.

General Contractor

Method Architecture

Architecture & Interior Design

Aestimo Inc.

Structural Engineer

InSite Realty Partners

Building Owner





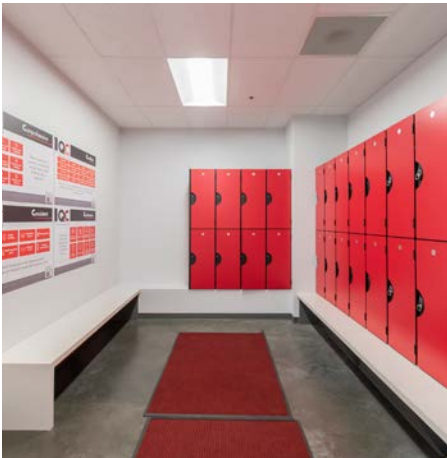
SMITH
VALIDATION

SMITH
QUALITY CONTROL

SMITH & ASSOCIATES
HOUSTON, TX

SMITH & ASSOCIATES WAREHOUSE

HOUSTON, TEXAS



SIZE
30,942 SF

CONSTRUCTION TYPE
Interior Build-out

COMPLETION
2021

CLIENT
Smith & Associates

PROJECT TEAM
Corvus Construction
General Contractor

Method Architecture
Architecture & Interior Design

Aestimo Inc.
Structural Engineer

Cope Engineering
Fire Protection

SUNNY SKY

HOUSTON, TEXAS



SIZE

188,752 SF

CONSTRUCTION TYPE

Interior Build-out

COMPLETION

2015

CLIENT

Sunny Sky Products, LLC.

PROJECT TEAM

Corvus Construction Company
General Contractor

Method Architecture
Architecture & Interior Design

H2B Inc.
Structural Engineer

Cope Engineering
Fire Protection



CARR LANE MANUFACTURING

ELGIN, TEXAS



SIZE

50,000 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2023

CLIENT

Carr Lane Manufacturing Co.

PROJECT TEAM

Hill + Wilkinson

General Contractor

Method Architecture

Architecture & Interior Design

Doucet & Associates

Civil Engineer

Infinity MEP+S Consultants

Structural Engineer

Blu Fish Collaborative Inc.

Landscape Architect

Proctor Management

Project Manager

The Carr Lane Manufacturing project is a manufacturing facility located in Elgin, TX, designed to accommodate the client's growth and a new generation of metal machining tools. The facility is a 50,000 SF replacement facility that includes machine tools flanked by office, specialty parts cleaning, a packaging/shipping center, and employee areas. The project was schedule-driven from the outset to meet development obligations, so long lead packages were issued to the CMAR to minimize supply chain delays. The project was completed on schedule despite multiple supply and infrastructure challenges.

MICROCHEM LABORATORY
ROUND ROCK, TX



PORTFOLIO SNAPSHOT | TECH + SCIENCE

PROJECT NAME	SIZE (SF)	LOCATION
TECH 3443	342,708 SF	AUSTIN, TX
SUNNY SKY PRODUCTS, LLC.	188,752 SF	HOUSTON, TX
IRON MOUNTAIN STORAGE	85,469 SF	HOUSTON, TX
FIREFLY AEROSPACE	75,705 SF	BERTRAM, TX
MICROCHEM LABORATORY	45,450 SF	ROUND ROCK, TX
MAERSK TRAINING	44,732 SF	HOUSTON, TX
DIAMOND OFFSHORE TRAINING	29,845 SF	HOUSTON, TX
MALVERN PANALYTICAL INC.	24,661 SF	SUGAR LAND, TX
NEXEO SOLUTIONS	19,425 SF	HOUSTON, TX



TECH + SCIENCE

MAERSK TRAINING CENTER

HOUSTON, TEXAS



SIZE

44,732 SF

CONSTRUCTION TYPE

Interior Build-out

COMPLETION

2015

CLIENT

Maersk

PROJECT TEAM

Burton Construction

General Contractor

Method Architecture

Interior Design

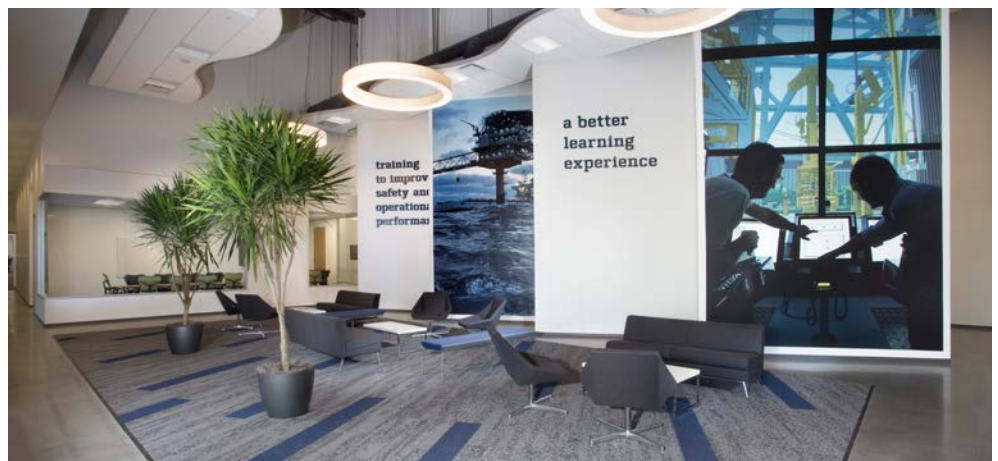
Bihner Chen Engineering

Structural Engineering

AWARDS

2015 HBJ Landmark Awards

Industrial Finalist



NATERA

AUSTIN, TEXAS



SIZE

58,000 SF

CONSTRUCTION TYPE

Interior Build-out

COMPLETION

2017

CLIENT

Natera Inc.

PROJECT TEAM

Flynn Construction Company
General Contractor

Method Architecture

Architecture & Interior Design

Paul Koehler Brown Consulting

Structural Engineers, LLC

Structural Engineering

WSP/CCRD

MEP Engineering



Method was hired by Natera, Inc. to design their Austin labs and offices, a project that represents the company's transition from burgeoning start-up to publicly traded corporation. The new space comprises 18,000 SF of wet labs and 40,000 SF of offices and warehousing for the rapidly growing genetic testing and diagnostic company. The project includes two BSL-2 labs and 2,000 SF of -20° C walk-in freezers.

The project is designed to optimize the specific workflows of the six laboratories, while maximizing flexibility for ongoing equipment reconfiguration and allowing for conversion of offices into future labs. A major challenge involves providing functional laboratories in a shell building designed for professional offices, not labs. Success of this project relied on careful coordination of mechanical, electrical, and process plumbing systems within the limitations of the existing building infrastructure.

MICROCHEM LABORATORY

ROUND ROCK, TEXAS



SIZE

45,450 SF

CONSTRUCTION TYPE

Tilt-wall

COMPLETION

2021

CLIENT

Microchem Laboratory

PROJECT TEAM

MW Builders

General Contractor

Method Architecture

Architecture + Interior Design

Kimley-Horn

Civil Engineer

KCI Technologies, Inc.

MEP Engineer

Dally + Associates, Inc.

Structural Engineer

Hitchcock Design Group

Landscape Architecture

Microchem Laboratories is a two-story office building housing office, lab and collaboration spaces. The building design utilizes concrete tilt-wall construction with integrated stone veneer, curtain wall glazing and a wood accented canopy to soften the modern exterior facade. The interior promotes a clean and transparent work environment by the use of light colors and glass, allowing vision from the entry lobby directly into the lab spaces. A large, two-story break room was designed to hold meetings for the entire company and provide a relaxing lounge space for Microchem's employees.



MICROCHEM LABORATORY
ROUND ROCK, TX



50/50 LAB OFFICE CLIENT CONFIDENTIAL
AUSTIN, TX

50/50 LAB + OFFICE CONFIDENTIAL CLIENT

AUSTIN, TEXAS



SIZE

45,000 SF

CONSTRUCTION TYPE

Adaptive Reuse
Interior Build-out

COMPLETION

2019

CLIENT

Confidential

PROJECT TEAM

Trimbuilt Construction, Inc.
General Contractor

Method Architecture
Architecture & Interior Design

MEI
Civil Engineering

Johnson Controls
HVAC

EEA
Mechanical Engineering



The project consisted of the interior build-out of material testing labs and regional offices for the optical lab group in Austin. The site chosen was a leased portion of a repurposed big box retail building. The design team used the tall space for the lab functions and highlighted the same 25-foot roof deck to bring skylit volume to the office, meeting, and circulation spaces. We created an acoustically isolated lab with specially designed walls and fabric panels/baffles within the office to segregate the areas. Natural wood, vibrant textiles, and modern lighting fused the variety of office, meeting, customer, and amenity spaces. The project had a highly aggressive timeline of six months of design through owner move-in. Our team was able to accomplish this schedule on time and within the budget, so the client could move their equipment into the lab with all building and environmental permits in place.

M-K-T
HOUSTON, TX



PORTFOLIO SNAPSHOT | ADAPTIVE RE-USE

PROJECT NAME	SIZE (SF)	LOCATION
TECH 3443	342,708 SF	AUSTIN, TX
EAST END MAKERS HUB	306,000 SF	HOUSTON, TX
CONTINUUM	275,000 SF	AUSTIN, TX
M-K-T	200,000 SF	HOUSTON, TX
THE BLOCK	42,000 SF	HOUSTON, TX
8200 WASHINGTON	37,862 SF	HOUSTON, TX
EAST VILLAGE	30,000 SF	HOUSTON, TX
PROTO PARK	20,178 SF	DALLAS, TX
TRUE ANOMALY BREWING	8,267 SF	HOUSTON, TX
8TH WONDER DISTILLING	2,462 SF	HOUSTON, TX



ADAPTIVE RE-USE

5202 E. BEN WHITE BLVD.

AUSTIN, TEXAS



SIZE

45,000 SF

CONSTRUCTION TYPE

Adaptive Reuse
Interior Build-out

COMPLETION

2019

CLIENT

Confidential

PROJECT TEAM

Trimbuilt

General Contractor

Method Architecture

Architecture & Interior Design

MEI

Civil Engineering

Johnson Controls

HVAC

EEA

Mechanical Engineering



Originally AMD Building 2 housing a late 1970's semi-conductor wafer fabrication plant, this building is being transformed into an interesting multi-tenant project with a wide range of tenant possibilities. The building has unique long span structure and a basement built for the industrial needs. Our team worked with the client to reinforce the structure, selective demolish industrial equipment, add elevators, stairs, entrances, and expansive windows to areas that were blank brick walls. Totalling over 250,000 SF this project is destined to be home for a food service plant, call center, large offices for the City of Austin, Austin Energy and the new home for the Mexican Consulate of Austin. GSC Architects, now Method Architecture, provided solutions for multiple renovation stages, and the interior build-out for multiple clients:

- Austin Energy
- City of Austin Code Enforcement
- City of Austin Corridor Program Office
- City of Austin Development Services
- City of Austin Human Resources
- City of Austin Public Health Department
- The Mexican Consulate
- Lone Star Meats

8200 WASHINGTON

HOUSTON, TEXAS



SIZE

37,900 SF

CONSTRUCTION TYPE

Adaptive Re-use
Renovation

COMPLETION

2020

CLIENT

Easy Park

PROJECT TEAM

DMAC Construction
General Contractor

Method Architecture
Architecture

Stanely Spurling & Hamilton
Structural & Civil Engineer

KCI Technologies, Inc.
MEP Engineering

AWARDS

2022 HBJ Landmark Awards
Mixed-Use Finalist

8200 Washington consists of the renovation of an existing two-story pre-engineered metal building to be used as a mixed-use retail development called Railway Heights Market. The original building was an unoccupied steel framed warehouse in a historically industrial area of Houston, which has in recent years become a coveted zip code. 8200 Washington is an essential retail/restaurant destination to serve an area with a rapidly growing residential population.

The facility includes an indoor market to rival other major cities' like New York's Chelsea Market and Los Angeles' Grand Central Market. This project has 38,000 SF warehouse with space for vendors to sell food, art, jewelry and more. Also, the project includes a half-acre of green space and a 13,000 SF beer garden.



M-K-T
HOUSTON, TX

M-K-T

HOUSTON, TEXAS



SIZE

+250,000 SF

CONSTRUCTION TYPE

Adaptive Reuse
Renovation

COMPLETION

2021

CLIENT

Triten Real Estate Partners
Radom Capital

PROJECT TEAM

Harvey-Cleary Builders
General Contractor Burton

**Michael Hsu Office of
Architecture**
Design Architect

Method Architecture
Architect of Record

Walter P Moore
Civil Engineer

Pinnacle Structural Engineers
Structural Engineer

KCI Technologies, Inc.
MEP Engineer

SWA Group
Landscape Architect

Gandy Lighting
Lighting Design

AWARDS

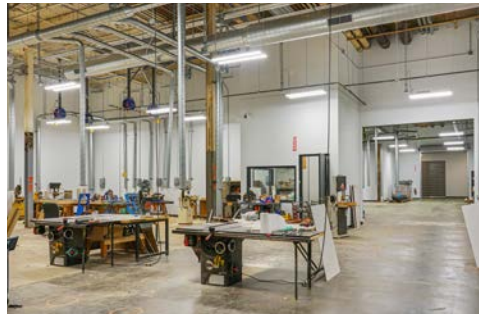
2022 HBJ Landmark Awards
Mixed-Use Winner

2022 ULI Houston Development of
Distinction Finalist

2021 Texas Architect Design Awards

EAST END MAKER HUB

HOUSTON, TEXAS



SIZE

306,000 SF

CONSTRUCTION TYPE

Building Renovation
Adaptive Reuse

COMPLETION

2021

CLIENT

UP Community Development
Corporation

PROJECT TEAM

Stewart Builders
General Contractors

Method Architecture

Architecture & Interior Design

KCI Technologies, Inc.

MEP Engineering

H2B Engineers

Structural Engineering

East End Maker Hub, a redevelopment project located in Houston's East End District, is a high tech hub for education, manufacturing, and job training. As the largest maker space in Texas, the hub has room for as many as 100 startups featuring leaseable workshops, collaboration spaces, conference rooms, offices, storage space, classrooms, and manufacturing areas.

Current tenants include traditional manufacturers, hardware companies, fabricators and bio-manufacturing and medical device companies. The \$38M project was funded through federal tax credits, Houston's Community Development Block Grants, Section 108 loans, and funds from the U.S. Economic Development Administration and TXRX Labs, a local tech incubator.

There's are a lot of points that set Method apart. Their creativity is very unique but more importantly it's the partnership that they're with us through the entire process.

Reid Dunbar, Senior Vice President
EastGroup Properties



👁️ Watch Reid Dunbar talk about his experience working with Method.



INDUSTRIAL QUICK REFERENCE CARD



LOADING

- 130'-140'** 18-wheeler loading
 - 180'-190'** 18-wheeler loading + trailer parking
 - 235'-245'** 18-wheeler loading + 2x trailer parking
 - 200'-250'** 18-wheeler loading shared
- Trailer parking can double as outside fenced storage or laydown yard
- 70'-120'** Grade-level loading for flex buildings
- Grade-level loading for flex buildings can double as parking
70' accommodates a 2x parking spaces and drive aisle



DRIVEWAYS

- 24'-26'** Car drive aisles & driveways
- 35'** 18-wheeler drive aisles & driveways
- 40'-60'** 18-wheeler drive aisles & driveways for shared access or higher volume
- 20'** Fire lanes
- 26'** Aerial FD road for buildings over 30' height



PARKING

- Front x2 rows** for rear-load
- Endcap x2 rows both ends** for cross-docks, front-load, & side-load
- Front x2 rows** plus optional rear x2 rows for flex buildings
- Cross-docks expecting e-commerce** users may go as much as x6-8 rows

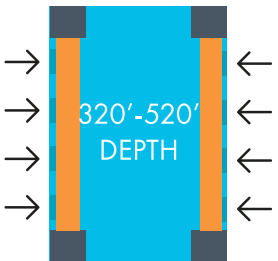


DOORS

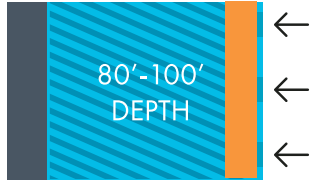
- 9x10 standard** dock doors with bumpers
- 12x14 - 14x16 oversized** door at ends with drive-in ramp
- Dock equipment/packages is usually added later by tenant
- 125' spacing** for FD personnel doors

BUILDING TYPOLOGY

- = WAREHOUSE
- = OFFICE / STOREFRONT
- = LOADING/SPEED BAY +/- 60' DEEP
- = FLEX SPACE
- ← = LOADING DOCKS

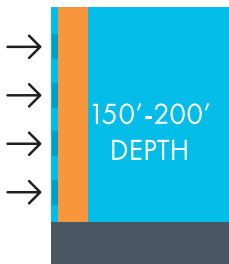


CROSS-DOCK

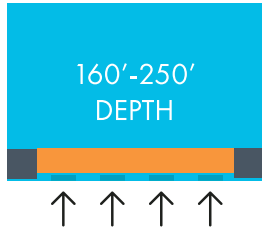


FLEX

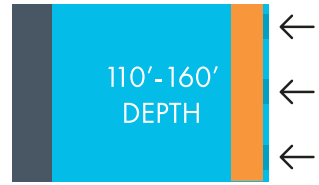
Flex industrial layouts can vary with more retail & office or warehousing area depending on the user's needs. Often grade level doors in the rear can be swapped out for glass.



SIDE-LOAD



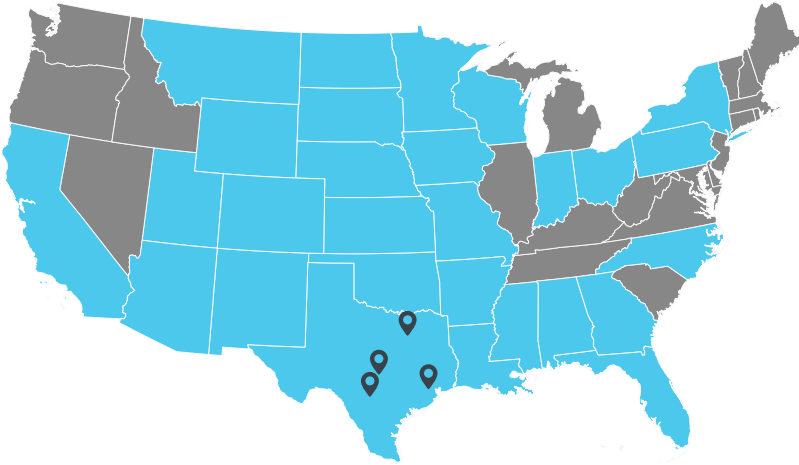
FRONT-LOAD



REAR-LOAD



LOCAL EXPERTISE, NATIONAL REACH



OFFICE LOCATIONS

AUSTIN

2921 E. 17th Street, Unit B, Suite 200
Austin, TX 78702
512.478.0970

HOUSTON

2920 Riverby Road, Suite 200
Houston, TX 77020
713.842.7500

DALLAS

3224 McKinney Avenue, Suite 201
Dallas, TX 75204
214.790.7171

SAN ANTONIO

321 6th Street
San Antonio, TX 78215
210.874.1569

INDUSTRIAL ARCHITECTS



METHOD
architecture

EGO-FREE ARCHITECTURE

Method Architecture is a full-service architecture firm specializing in ground-up and interiors projects encompassing industrial, retail, office, breweries, and more.



METHODarchitecture.com

EGO-FREE
INNOVATIVE
RESPONSIVE
CLIENT-FIRST