



Delivering Excellence for Mondelez at Sauer Industrial Park

Becknell Industrial successfully developed a high-quality warehouse and storage facility for Mondelez, a global food industry leader, at 953 S. Airport Road in Richmond, Virginia. Mondelez required a fully operational facility as quickly as possible to support its expanding logistics and warehousing needs. Despite pandemic-related material shortages, Becknell delivered the food-grade facility on schedule. Construction mobilization began on August 31, 2021, and despite unpredictable supply chain disruptions, the project was completed with a Certificate of Occupancy issued on June 17, 2022.

To meet the tight timeline, Becknell implemented an integrated design-build approach. The in-house civil engineering team collaborated with Townes Site Engineering, while the architecture team managed mechanical, electrical, and plumbing (MEP) design. Challenges, including shortages of roofing, concrete, and dock equipment, were proactively addressed, ensuring the project remained on schedule.

Designed for food-grade warehousing, the facility features a 50,000-square-foot cool room maintaining a temperature of 68°F to ensure product integrity. Additional elements include an onsite security guardhouse, a backup generator for uninterrupted operations, and remote offices and restrooms. The warehouse is equipped with high-performance Rite Hite 40LB capacity docks featuring dock shelters, locks, and lights to maximize efficiency.

Navigating a project of this scale during global supply chain disruptions was a significant challenge. However, Becknell's ability to adapt ensured that Mondelez could begin operations as planned. The project was completed on time and within budget, highlighting Becknell's expertise in executing complex industrial developments.

While Mondelez has not yet expanded on-site, the facility was designed to accommodate future growth. Beyond meeting immediate business objectives, the project contributes to Richmond's industrial capacity, supporting economic activity and job creation.

The successful completion of the Mondelez warehouse at Sauer Industrial Park underscores Becknell Industrial's strategic approach, resilience, and commitment to excellence. By overcoming pandemic-driven challenges and maintaining a focus on execution, Becknell reinforced its position as a trusted partner in industrial real estate development. This project not only met Mondelez's immediate needs but also established a foundation for future expansion and logistical efficiency in the region.