

MUNTERS | BUILDING CAPACITY FOR DATA CENTER COOLING MANUFACTURING

FACILITY 1

435,000 SF

Amesbury, MA build-to-suit manufacturing hub designed for scalable growth

FACILITY 2

365,000 SF

Daleville, VA facility specialized testing & assembly infrastructure

FACILITY 3

5,000/4,000 AMP
heavy utility capacity

When demand for data center cooling products accelerates, facility limitations can quickly become a constraint on growth. For cooling-system and component manufacturers, readiness is not simply a matter of adding space. It depends on whether a facility can support power, testing, assembly, material flow, and future expansion without disrupting production.

How ARCO Helps?

ARCO Design/Build helps manufacturers turn growth plans into production-ready facilities. We align design-build delivery with the way the operation needs to function—from how materials arrive and move through the building to how products are assembled, tested, shipped, serviced, and supported over time.

The Munters projects illustrate how early facility decisions can strengthen production goals rather than slow them down.

What Cooling Manufacturers Need From a Facility Partner

Manufacturers serving the data center cooling market need more than a large building. They need facilities designed to support high utility loads, specialized testing, assembly efficiency, equipment movement, phased growth, and speed

to market. The Munters projects illustrate how ARCO helps clients address those requirements early so facility decisions strengthen production goals rather than slow them down.

Munters Project Highlights

Amesbury, MA:

Scalable Production Platform

The Amesbury facility was designed to give Munters room to grow without compromising the infrastructure required to operate at scale. ARCO delivered a 435,000 SF build-to-suit manufacturing hub that brings together substantial production space, two 5,000-amp electrical services, interior overhead cranes, 61,500 SF of office space, and a 26,800 SF mezzanine.

- 435,000 SF build-to-suit manufacturing hub
- Generic HVAC, cooling and dehumidification equipment
- 61,500 SF of office and 26,800 mezzanine
- Two 5,000 AMP electrical services
- Interior overhead cranes for manufacturing and equipment handling



Designed for manufacturers that cannot afford facility bottlenecks.

ARCO helps cooling-system and component manufacturers create facilities that support production, performance, and long-term growth.

PROOF THAT MATTERS

Facility designed to support future line expansion.

Utility infrastructure sized for specialized production demands.

Testing environment built to support product validation.

Our delivery approach reduced coordination between design and construction.

Project completed under budget while supporting long-term growth goals.

Daleville, VA: Specialized Manufacturing Capability

The Daleville facility demonstrates ARCO's experience delivering environments that support specialized testing, assembly operations, and the heavy utility demands of data center cooling products.

- 365,000 SF manufacturing facility with office and assembly space
- Geoclima chillers for data center applications
- Advanced testing capabilities, including 50-foot clear height testing lab
- Three 4,000 AMP services
- Superflat floor assembly lines and crane support

The Daleville facility was designed to bring specialized testing, assembly, and heavy utility capacity together in one production environment for Munters' data center cooling products. ARCO delivered a 365,000 SF manufacturing facility with office and assembly space, Geoclima chillers, a 50-foot-clear testing lab, three 4,000-amp electrical services, superflat floor assembly lines, and crane support. The result is a coordinated manufacturing platform built to support product testing, assembly efficiency, and demanding production requirements at scale.

Daleville, VA, Phase II – Building 3: Production, Service, and Growth

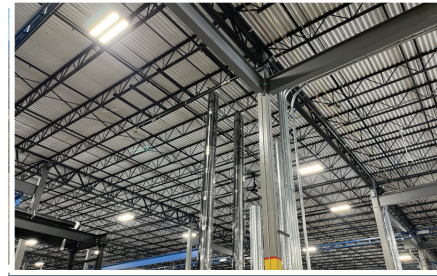
Building 3 was designed to give Munters additional production capacity while connecting material storage, manufacturing, shipping, technician training, and future expansion in one coordinated facility. ARCO delivered a 202,098 SF build-to-suit building with approximately 40,000 SF of dedicated racked material storage, 155,575 SF of manufacturing and assembly space, a 5,000+ SF Service Academy, 6,000 amps of electrical service, and 77,500 SF of available expansion area. The result is a facility that supports Munters' current manufacturing and service needs while preserving the infrastructure and flexibility required for continued growth.

- Approximately 40,000 SF of dedicated racked material storage
- 155,575 SF of manufacturing and assembly space
- 5,000+ SF Service Academy and training area
- 6,000 amps of electrical service
- 77,500 SF of available expansion area

Beyond the Buildings

For manufacturers, the real risk is not simply running out of space. It is making facility decisions that limit production readiness later.

ARCO helps owners address those issues early by connecting operational requirements to structural systems, utilities, material handling, logistics, service needs, and future expansion. The result is a facility that is designed to perform on day one while remaining adaptable as the business grows.



UNDER BUDGET

**FUTURE
EXPANSION**



ARCO
DESIGN/BUILD