

Project Overview

Mile Square Roofing & Butler Building Steel Durability Mt. Olive, NJ

Here is a look at how the architectural durability of Butler's steel buildings saved Mile Square Roofing significant investment when renovating and expanding their commercial space, showcasing steel's structural resilience.

Stanley Wyka, the project owner behind the Mile Square Roofing build, was considering tearing down an old structure to make way for a new facility and purchasing a pre-engineered metal building (PEMB) from an online vendor. From experience, he knew most commercial buildings didn't stand the test of time and thought he needed something new.

Wyka found Hance Construction and started consulting with the team regarding his ideal situation and site plans. Meanwhile, Wyka found an existing 17,000 square foot Butler building in Mile Square Roofing's desired area. The structure used to serve as the corporate office for a major construction equipment manufacturer back in the 70's. When the original owner moved and sold, the building stood empty for over 20 years. After reviewing options, comparing costs, and understanding structural space requirements and functionality needs, the Hance team came to Wyka with a plan to renovate the current structure and expand on the facility to accommodate additional needs. The team explained the cost benefits and durability assurances of steel and how renovation of this space provided customization options.

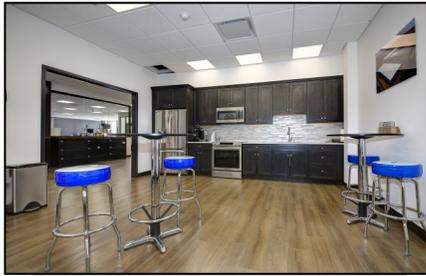
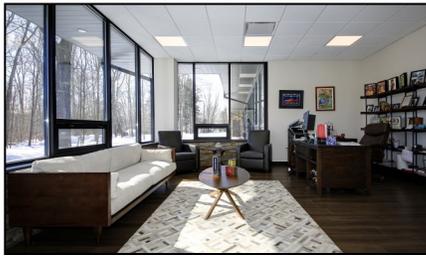
By choosing a Butler structure, Wyka knew he could avoid major deterioration issues and save on renovation costs. Butler Buildings are touted for their strength in engineering. So even though the building sat vacant, the integrity of the structure was never in question. These structural systems are designed for strength, durability, longevity and sustainability.

Wyka hired Hance Construction to renovate the vacant building into a mixed-use office and warehouse facility and construct a 10,000-square foot addition. Hance not only executed the renovation and addition, they consulted Mile Square Roofing on cost saving opportunities and vendor partnerships. Known for a holistic approach to project management, Hance connected Mile Square Roofing with an architect and financial consultant. The architect consultation alone saved Wyka more than \$30,000 on the project. He also accessed better financing options that freed up cash and avoided significant tax implications, leveraging a package put together by Hance's trusted financing consultants.

"I trusted Hance's experience and expertise," said Wyka. "I felt comfortable with their competence. I'm glad I picked Hance. The building came out beautiful."



Originally built in the 70's, the renovated Mile Square Roofing facility now has another 50-100 years of use. Built with the high-quality Butler steel materials, Wyka and his team can be confident in their structure's durability for generations to come. The project was completed July, 2020



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