

Chemical Company Adds 5,800 Sq. Ft. With a Modular Building

A Baytown chemical company needed more air-conditioned workspace for its growing team. Southwest Solutions Group designed a two-story modular building that added 5,800 square feet of office, lab, breakroom, and locker room space inside the existing warehouse.

INDUSTRY

Industrial

Completed for a chemical company with warehouse and operations space needs.

LOCATION

Baytown, Texas

Serving an industrial warehouse operation in the Houston metro area.

FACILITY TYPE

Warehouse and Operations

The project supported office and team space within an active warehouse setting.

SOLUTION

Two-Story Modular Building

The two-story solution added conditioned office and support space within the existing facility.

PRODUCTS USED

Modular Building and Office System

The two-story system created dedicated areas for office, lab, breakroom, and locker room functions.

OPERATIONAL GOAL

Bring Team Under One Roof

The company wanted to move staff out of parking lot job trailers and into a permanent workspace inside the warehouse.

THE PROBLEM

Growing Team Outgrew Its Warehouse Office Space

The chemical company had outgrown its air-conditioned office space inside the warehouse. Administration staff worked inside the facility, while other employees used job site trailers in the parking lot. The company needed more office and support space but wanted an alternative to a costly, time-consuming conventional buildout.



01

Existing Offices Could Not Support the Team

The existing air-conditioned office area could not support the growing team. The company needed more space for offices, lab work, breaks, lockers, and other daily functions.

02

Staff Split Between the Warehouse and Trailers

Some office staff worked from job site trailers in the parking lot, separating them from employees inside the warehouse. The company wanted to bring more of the team together under one roof.

03

Traditional Construction Cost Too Much

The company needed more space without the cost and timeline of conventional construction. Project data showed that a traditional buildout would have cost twice as much and taken twice as long as the modular building approach.

THE SOLUTION

Two-Story Modular Building Solved the Space Shortage

Southwest Solutions Group designed a two-story modular building that added 5,800 square feet of air-conditioned space inside the warehouse. The new space included open administration areas, department offices, executive offices, lab space, a large breakroom, and a locker room. The modular approach met the company's space and budget needs while providing a turnkey path from design and manufacturing through delivery and installation.



SOLUTION

WHAT WE INSTALLED

Two-Story Modular Building

SSG installed a two-story modular building designed around the company's daily operations. The finished space included administration areas, private offices, lab space, a breakroom, and a locker room.

WHY IT FIT

Faster and More Cost-Effective

The modular building gave the company the space it needed while staying within budget. According to project data, conventional construction would have cost twice as much and taken twice as long.

OPERATIONAL IMPACT

More of the Team Under One Roof

The new space brought more employees and support functions into the main facility, reducing the need for job trailers in the parking lot.

From Planning to Installation Inside the Warehouse

SSG planned the project around the company's space, workflow, and support needs. The team coordinated the layout, manufacturing, delivery, and installation of the two-story system inside the existing warehouse. Installation ran from August 1 through October 31, 2024.

01

DISCOVERY & SITE SURVEY

Assessing the Existing Space

SSG reviewed the company's need for more air-conditioned workspace and how the existing office areas were being used. The team also looked at the parking lot job trailers and available warehouse space before planning the modular building.

02

LAYOUT, POWER & DATA PLAN

Planning the Two-Story Layout

Our team planned the two-story layout around administration areas, department offices, executive offices, lab space, a breakroom, and a locker room. The plan also accounted for the services needed to make the modular building a comfortable, conditioned workspace.

03

SUBMITTALS & APPROVALS

Finalizing the Modular Building Plan

SSG completed the submittal process to move the approved modular building plan into production. Project drawings helped define the two-story layout and prepare the system for manufacturing.

04

FABRICATION & DELIVERY

Building the Modular System

The two-story system was manufactured for the approved project layout. Delivery was coordinated around the system design and installation requirements inside the warehouse.

05

INSTALLATION & TRAINING

Installing the New Workspace

Our team installed the modular building inside the existing warehouse and prepared the new conditioned space for use. The completed building provided dedicated areas for offices, lab work, breaks, lockers, and other staff needs.

06

MAINTENANCE & SUPPORT

Built for Future Changes

The system gives the company more options as its space needs change. It can be adapted or reconfigured in ways that are more difficult with permanent conventional construction.

RESULTS

More Space, Lower Cost, and a Faster Timeline

The finished project gave the company more room for staff, lab work, and support functions while reducing its reliance on parking lot job trailers.

PRIMARY OUTCOME

5,800 Sq. Ft. Added Inside the Warehouse

The modular building added 5,800 square feet of air-conditioned space inside the existing warehouse. The company gained more room for staff and support functions without expanding outside the facility.

WORKFLOW

More Staff Under One Roof

Before the project, office staff were split between the warehouse and job trailers in the parking lot. The new modular building brought more employees and daily functions together inside the facility.

ORGANIZATION

Dedicated Space for Daily Operations

The new layout provided dedicated space for open administration, department offices, executive offices, lab work, a large breakroom, and a locker room. Each function gained a defined space inside the warehouse.

LONG-TERM VALUE

Flexible Space for Future Growth

The modular building gives the company more flexibility as its space needs change. Unlike a permanent conventional buildout, the modular system can be adapted or reconfigured to support future facility needs.

Modular Building Project Photos

See the warehouse before installation and the finished two-story workspace after the project was completed.



READY TO SOLVE A SIMILAR PROBLEM?

Need More Space Inside Your Facility?

Southwest Solutions Group designs modular building systems that add offices, labs, breakrooms, locker rooms, and other workspace inside existing industrial facilities.

If your team has outgrown its current space, we can help plan a modular building that fits your facility, workflow, and future needs.