CASE STUDY

ABB

New Berlin, Wisconsin

SIZE
600,000 s.f campus including 263,000 s.f. production and office,

SERVICES PROVIDED
Due Diligence, Design & Construction management, Permitting, Entitlements, Equipment Coordination, IT, Security, FF&E, LP Coordination, Decommissioning & Relocation, Net Zero, Closeout

INDUSTRY
Advanced Manufacturing

ABB's Motion business group faced growing demand for its products and services. Their existing facilities in New Berlin were constrained by site setbacks, zoning limitations, and outdated infrastructure that restricted efficiencies, expansion, and the integration of modern technology. Operations were fragmented across an office building, a production factory, and a 3PL warehouse. ABB needed to streamline production, support advanced automation, and consolidate operations while maintaining its skilled workforce in the region.

Stream led ABB from site selection through the full delivery and relocation to a new campus. The team conducted a comprehensive due diligence process on potential relocation sites and navigated environmental, zoning, and infrastructure hurdles. The selected site required creative deal structuring, including the purchase of a portion of the building ABB would own and lease and then sublease to the connected 3PL provider. Stream phased the development of the facility, prioritizing early office occupancy to meet lease deadlines and ensuring the business remained fully operational during construction and relocation.

The team coordinated utility requirements for multiple business units as the building was still in design. Sustainability systems such as geothermal heating and rooftop solar were incorporated to make the site net zero compliant, aligning with ABB's global decarbonization goals. Stream also integrated existing and new equipment into the design to support ABB's evolving needs and new technology that would create significant efficiencies in their manufacturing process.

The new campus unifies 263,000 square feet of production space with office, training, and testing labs. A 120 foot corridor connects to a 308,525 square foot 3PL warehouse, eliminating touch points and logistic costs associated with truck traffic and product transport. With enhanced operational efficiency, capacity for future growth, and a modern and collaborative environment, ABB's Motion business is positioned for long term success.

PROVEN PERFORMANCE

STREAM