



## Ridge Tool Company

Needing to build a new national distribution center to accommodate growth, the world's leading manufacturer of professional plumbing and pipefitting tools got a facility that put an end to the drain of inventory taxes.

### The Challenge

Nearing the end of a lease on its existing warehouse in Cambridge, Ohio, Ridge Tool turned to First Industrial Realty Trust to build a new North American distribution center on a nearby site that fell within multiple jurisdictions requiring multiple permits from city, county and state officials for different parts of the facility.

### Our Approach

Drawing on its local market knowledge, First Industrial worked closely with authorities to secure permits for the site in Cambridge's new state-of-the-art commerce park whose Foreign Trade Zone designation granted long-term inventory tax exemptions — meaning big cost savings for a manufacturer whose RIDGID® line of tools includes more than 4,000 models and sizes.

Working within a tight timeframe given the expiring lease, First Industrial's team developed a 129,000 sf. office/distribution facility with a 40,000 sf. expansion option, bringing to bear extensive technical and engineering expertise to overcome construction challenges of a former strip mine location.

### The Outcome

The new facility enabled Ridge Tool to increase distribution capacity by more than 50 percent — nearly 100 percent if fully expanded — while maintaining its strategic location, retaining its loyal workforce and taking advantage of local economic incentives that locked in reduced costs for the long-term.

#### Development

Acquisition  
Multi-Market  
Sale Leaseback



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