

## McDonald Development Company Delivers World-Class Distribution Facility for M S International, Inc. in Suffolk, Virginia

November 1, 2024



### DEVELOPER

McDonald Development Company

M S International, Inc. - 568,000 sq. ft. distribution center  
Build-to-suit by McDonald Development Company  
Westport Commerce Park, Suffolk, Virginia

### CLIENT

M S International, Inc. – A Leading North American Supplier of Flooring, Countertops, Wall Tile, and Hardscape Products

### PROJECT LOCATION

Westport Commerce Park, 120 Westport Parkway, Suffolk, Virginia

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### BACKGROUND

M S International, Inc. (MSI), a leading supplier of flooring, countertops, wall tile and hardscaping products in North America, has experienced significant growth in its East Coast operations. To support its expanding market demands and improve supply chain efficiency, MSI identified the need for a strategically located, high-capacity distribution facility. The objective was to streamline logistics operations while positioning the company for access to the East Coast markets and the Port of Virginia's container terminals.

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### CHALLENGE

MSI required a modern facility that could:

- Accommodate large-scale inventory and high-volume distribution
- Offer immediate access to major transportation corridors serving the East Coast and position the facility to capitalize on proximity to the Port of Virginia
- Be operational within a tight construction timeline

# CASE STUDY



## SOLUTION

MSI partnered with **McDonald Development Company (MDC)** to design and construct a modern distribution center within **Westport Commerce Park**, a 249-acre master-planned industrial park owned by MDC in Suffolk, Virginia. The selected site, 120 Westport Parkway, offers logistical advantages with close proximity to the Port of Virginia and direct access via US-58 to I-64, I-264, I-664, and I-95, facilitating efficient distribution across the East Coast.

MDC assembled a top-tier team of design-build professionals to deliver a comprehensive solution:

- ARCHITECT: Smallwood, Reynolds, Stewart, Stewart & Associates
- CIVIL ENGINEER: Kimley-Horn and Associates
- SHELL CONTRACTOR: FCL Builders
- SITE CONTRACTOR: Paxton Contractors



Suffolk, Virginia

## FACILITY OVERVIEW

- SIZE: 548,000 Sq. Ft.
- BUILDING TYPE: Cross-dock warehouse distribution building
- CONSTRUCTION TYPE: Tilt-up concrete panels with glass and aluminum storefronts
- COST: \$60 million
- COMPLETION DATE: October 2024
- LOCATION ADVANTAGES: Proximity to Port of Virginia container terminals and interstate systems serving the East Coast markets
- INFRASTRUCTURE DEVELOPMENT: Included construction of Westport Parkway to serve MSI and provide broader site connectivity for future development in Westport Commerce Park



M S International, Inc. - 568,000 sq. ft. BTS completed by McDonald Development Company October 2024  
Westport Commerce Park, Suffolk VA



# CASE STUDY



## RESULTS

MDC's completion of MSI's Suffolk distribution center at Westport Commerce Park met MSI's objectives and demonstrates MDC's ability to deliver large-scale, build-to-suit projects with speed and precision. By completing the facility on time and on budget, and delivering critical infrastructure to Westport Commerce Park, MDC has laid the foundation for continued growth at Westport and reinforced its role as a leading developer in East Coast and Mid-Atlantic markets.

## CLIENT TESTIMONIAL

*"Working with McDonald Development on our \$60 million Norfolk distribution center was an outstanding experience at every level. From day one, their team demonstrated professionalism, deep expertise, and a true commitment to excellence. This was a major project for us—a 548,000 square foot, build-to-suit facility that plays a critical role in supporting our East Coast growth—and McDonald delivered flawlessly. Every detail was handled with care and precision. They kept the project on schedule, on budget, and aligned with our vision from concept to completion."*

*Beyond their technical capabilities, the entire McDonald team was a genuine pleasure to work with—responsive, collaborative, and solutions-oriented throughout. We would welcome the opportunity to partner with them again and highly recommend McDonald to any company looking for a top-tier development partner."*

— M S International, Inc.

Rupesh Shah, Co-CEO

## CONCLUSION

McDonald Development Company has successfully delivered a world-class, build-to-suit distribution facility for MSI, on schedule and on budget, demonstrating MDC's ability to execute complex, large-scale industrial developments with precision. From early planning through final delivery, MDC demonstrated a strong commitment to operational excellence and proactive project management, reflecting MDC's client-first approach and reinforcing its reputation as a trusted development partner.

