

Makowski's Real Sausage Co.

Food & Beverage Manufacturing · Lansing, Illinois



PROJECT DETAILS

- TYPE** Food & Beverage Manufacturing
- SCOPE** Interior & Exterior Renovation, Infrastructure Upgrades, Food Manufacturing Build-Out, Office Renovation, Equipment Integration, Cold Storage Improvements.
- SIZE** 26,800 SF
- VALUE** \$4,900,000
- DURATION** February 2025 – November 2025
- LOCATION** 16710 Chicago Ave., Lansing, IL
- ARCHITECT** PWM Architecture, LLC
- STRUCTURAL** J & L Metal Doors, Inc
- MEP ENGR.** RTM Engineering Consultants
- KEY TRADES** Primary subcontractors

CLIENT OBJECTIVES

- Expand production capacity and support growth by consolidating operations into a larger, more efficient facility.
- Improve workflow and efficiency by transitioning from a multi-story process to a streamlined single-story operation.
- Modernize facility infrastructure through major MEP, HVAC, refrigeration, and boiler system upgrades.
- Meet USDA and industry standards while creating a modern facility for high-quality food production and distribution.
- Enhance distribution and logistics with loading dock improvements, expanded storage, and upgraded cooler/freezer spaces.



PROJECT CHALLENGES

- Existing Building Conversion**
Converting an aging industrial warehouse into a USDA-inspected food manufacturing facility required extensive infrastructure and layout modifications. TMG reconfigured the space and upgraded critical systems to support specialized food processing operations.
- Infrastructure Upgrades for Specialized Manufacturing**
The existing facility required major mechanical, electrical, plumbing, refrigeration, and boiler system upgrades to support modern food production. TMG implemented comprehensive infrastructure improvements while maintaining regulatory compliance.
- Complex Food Processing Systems Coordination**
The project required coordination of refrigeration, HVAC, plumbing, electrical, boiler, freezer, cooler, and food-processing systems. TMG worked closely with subcontractors and equipment vendors to ensure seamless integration and operation.

RESULTS

Scope & Scale	Delivery	Brand Outcome
26,800 SF facility fully renovated Comprehensive infrastructure upgrades \$4.9M project value delivered	Increased production capacity Improved operational facility Modern, compliant facility	Reinforced commitment to quality Enhanced Market Position Positioned for Long-Term Growth

CONCLUSION

The Missner Group's experience in industrial renovations enabled the successful conversion of an aging warehouse into a modern USDA-inspected food manufacturing facility. The completed project provides Makowski with a streamlined, compliant operation that supports increased production and long-term growth.