



On-Time, On-Budget Delivery at BlueOval City

Magna Seating — Stanton, TN

Magna Seating selected Becknell Industrial through a competitive RFP process coordinated with Cushman & Wakefield. With a proven track record of industrial development for auto suppliers and a vertically integrated approach, Becknell stood out as the ideal partner for this critical expansion project within Ford's BlueOval City.

The facility—tasked with manufacturing seats for Ford's new EV line—was strategically located inside the mega park to ensure seamless supply chain connectivity. With a September 2023 start date and a November 2024 delivery, the project remained on time and on budget, thanks to Becknell's in-house leadership and familiarization with the “pad-ready” approach.

Designed with both performance and resiliency in mind, the building overcame significant seismic design challenges due to its location in a fault zone. Becknell coordinated closely with engineering teams to meet these complex requirements. Notable facility features include an ASRS with 32' clear height, a dedicated foam production line, backup generator, tornado shelters, and EV chargers. The building is also expandable by over 83,000 SF for future growth.

Beyond technical execution, Becknell successfully collaborated with the Ford development team, the State of Tennessee Mega Site Authority, and the State Fire Marshal to keep the project aligned with permitting and inspection timelines. The site benefited from state-level tax incentives and added another key component to the larger \$12 billion development that is expected to generate close to 10,000 jobs.

The result was a facility that not only met but exceeded expectations—demonstrating Becknell's ability to deliver within high-profile, complex developments and reinforcing its leadership in automotive real estate.