



December 4, 2018, ([Beloit, WI](#)), [Seal-Rite Door](#) is expanding its custom residential entry door design and manufacturing services by relocating, and expanding, its operations to Beloit's Stateline Industrial Park. The company, which is leasing a 105,000 SF building developed by [Hendricks Commercial Properties](#), is slated to begin operations by mid-2019. Once fully-operational, Seal-Rite will have more than 75 full-time employees.

Established in 1981, [Seal-Rite Door](#) designs and fabricates custom ThermaTru high performance, residential entry door products. Seal-Rite is a wholly-owned subsidiary of [Palmer-Donavin Holdings, Inc.](#), a leading wholesale distributor of residential building materials in the Midwest. "Our new location will benefit our business and the customers we serve, as well as provide us with the opportunity to expand our pre-finished door business using the latest technology to further enhance the quality of our products," said Ron Calhoun, President and CEO of Palmer-Donavin.

With a diversified portfolio of more than 15 Million SF, [Hendricks Commercial Properties](#) invests in, manages and develops real estate throughout the nation. This project represents the second industrial building that Hendricks Commercial Properties has developed (and delivered) in the Janesville-Beloit MSA during the last three years.

Construction services for this project are being delivered by [Corporate Contractors, Inc.](#), while building design services were provided by [Angus Young Associates](#). Landlord representation was provided by [Chase Brieman](#), of CBRE's Madison office.

To facilitate this project, the [Wisconsin Economic Development Corporation](#) provided an income tax credit package.

According to James Otterstein, [Rock County Economic Development Manager](#), "Strategic

real estate investments, coupled with public/private partnerships and supply chain considerations, are the foundational elements that are continuously fueling the Janesville-Beloit economy."

Interested in expanding your development and investment perspectives?

Connect with Rock County, WI's I-39/I-90 & I-43 Development Corridor opportunities.

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