

## Hiossen CNC Building Addition

Fairless Hills | Bucks County, PA



Van Cleef was selected to provide comprehensive site design services for the Hiossen CNC Building Addition in Fairless Hills. The project site consisted of a single 9-acre property located at 85 Ben Fairless Drive in Falls Township, Bucks County, Pennsylvania, within the former U.S. Steel Fairless Hills steel production complex. The property included an existing 27,000-square-foot industrial manufacturing building.

Hiossen, a global manufacturer of dental implants, constructed a 33,000-square-foot addition to expand manufacturing operations and meet increased production demands at the facility. The project also included a 5,800-square-foot partial second-story addition that provided new office space. The existing building was retained, and the site improvements incorporated new paved parking and access areas, removal of obsolete pavement and restoration with lawn areas, upgraded storm sewer facilities, and utility extensions to service the expanded building footprint.

Van Cleef provided full site layout and design services, prepared Township land development plans, and delivered landscape architectural and site lighting design. The team also handled all required permitting—including NPDES and utility approvals—and provided professional representation throughout the Township review and meeting process.

### CLIENT CONTACT

Hiossen, Inc.  
Fairless Hills, PA

### PROJECT HIGHLIGHTS

- Site Layout & Design Services
- Land Development Plans
- Landscape Architecture
- Site Lighting Design
- NPDES and Utility Permitting