

August 2025

Made in the U.S.A

How CleanSpace Delivers Certainty in a Volatile Market



CleanSpace Modular, LLC
607 Airport Blvd.
Doylestown, PA USA

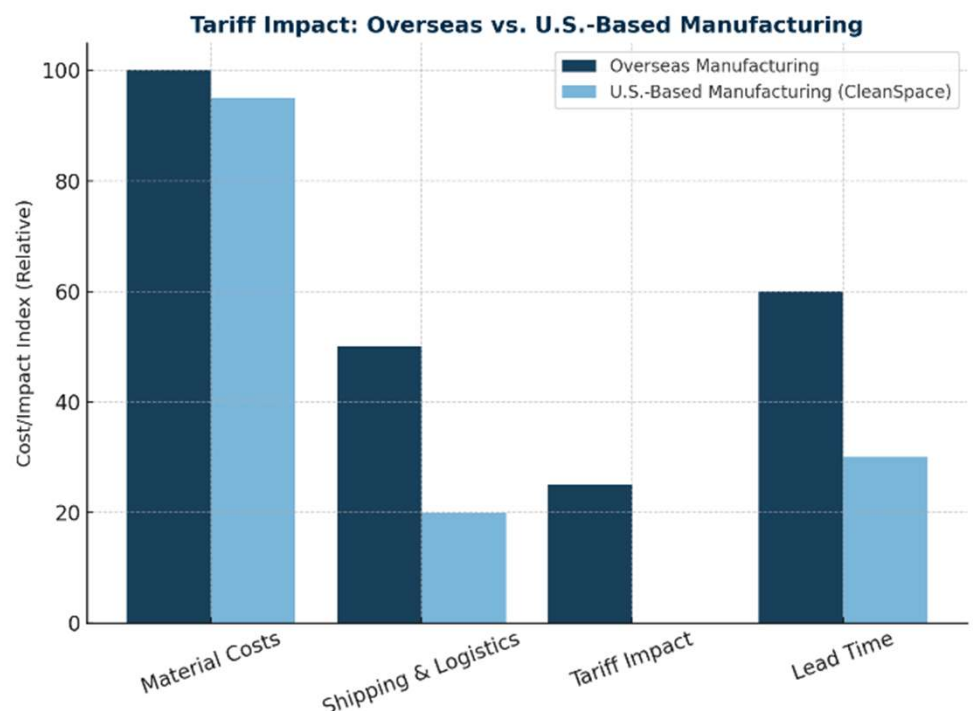
Tariffs Are Changing the Rules

New tariffs on imported construction materials, equipment, and modular components are set to raise costs and extend lead times, creating serious challenges for companies relying on overseas manufacturing. Costs for imported materials may rise by 15-50%, shipping schedules are tightening under global port congestion, and customs inspections are adding even more unpredictability. For projects where timing, compliance, and budget discipline are non-negotiable — such as cleanrooms and controlled environments — these pressures can derail even the best-laid plans.

The CleanSpace Difference: 100% Domestic, 100% In-House

CleanSpace clients are shielded from these risks because we operate differently by design. We do not rely on faraway suppliers or third-party manufacturers. Every core

product we deliver — every wall panel, frame, ceiling, door and component — is engineered, fabricated, assembled, and shipped directly from our own U.S.-based facility.



Our teams manage every stage in-house, from the first engineering drawing through fabrication, logistics, and on-site installation. This closed-loop control gives us total accountability, ensures consistent quality, and eliminates the delays and miscommunication that often come with outsourcing.

Stable Budgets and Predictable Timelines

Because our products are made entirely in the United States, they are immune to tariff-driven cost spikes. We source the vast majority of our materials from domestic suppliers, further reducing reliance on unpredictable global markets. This approach allows us to lock in pricing early, give clients reliable budget forecasts, and protect multi-phase projects from unexpected cost increases.

Without the delays caused by overseas shipping, customs clearance, or fluctuating freight rates, we can move from design approval to active fabrication in a matter of weeks — not months.

Quality Without Compromise

Our U.S.-based, in-house approach goes beyond speed and cost stability. Direct oversight of manufacturing means that our teams — not subcontractors — are responsible for every weld, fit, and finish. We meet or exceed ISO, FDA, and EMA compliance standards, with rigorous quality control to prevent issues before they reach the field. The result is a finished environment that performs exactly as intended, without costly rework or compliance risks.

Supporting the U.S. Economy and the Environment

By keeping manufacturing domestic, we create jobs, support local economies, and reduce the environmental footprint associated with long-distance shipping. Shorter transport routes mean lower emissions and faster deliveries, contributing to both sustainability goals and project success.

Proof in Action

When a life sciences client faced an immovable FDA submission deadline, overseas sourcing was too risky. Instead, we began fabrication within two weeks of design sign-off, shipped modules directly from our U.S. facility without customs delays, and installed the cleanroom ahead of schedule. The client met their FDA submission date and avoided the budget creep that would have accompanied international freight and tariff exposure.

“At CleanSpace Manufacturing, we have full visibility into future projects allowing us to have unparalleled communication with our raw material partners. This gives us the advantage when it comes to raw material lead times and priority. At any given time, we have a solid supply chain overview, transforming our client’s requirements to a successful goal achievement.”

Blake Williams
President, CleanSpace
Manufacturing



Your Partner for Stability, Speed, and Certainty

In a world where trade policies can shift overnight and supply chains remain fragile, CleanSpace offers more than just cleanrooms. We provide stability in an unstable environment — delivering projects on time, on budget, and in full compliance because we own and control every step of the process right here in America. Choosing CleanSpace means choosing certainty, and in today's market, that certainty is a competitive edge.