

Business Services Sector

# Mirus

## Controlled Environments

# REPORT

In This Issue:

- Overview
- What We're Reading
- Select M&A Activity
- Recent Capital Markets Activity
- Public Comps
- About Mirus Capital Advisors

# Controlled Environments

## Market Overview – Cold Rooms

In the controlled environment world, we often hear that half of legacy cold storage in the United States is 40+ years old, a statement that highlights the juxtaposition between legacy cold storage (historically most prevalent in the food and beverage industry) and modern cold rooms, which we will focus on in this report.

Modern cold rooms are highly engineered, sealed, temperature-controlled environments that are instrumental in a wide range of mission-critical applications. Cold room components typically include insulated panels and doors, refrigeration systems, control panels, and specialized shelving and racking to optimize air flow. With rapid advances in technology, modern cold rooms often require retrofitting or replacement within ten years. Cold rooms are instrumental to many high-growth end-markets including:

- **Healthcare, Pharmaceuticals, and Medical Labs:** with applications in vaccine development, transportation and storage, storage of blood samples and tissue products, and storage of temperature sensitive medicines;
- **Data Centers:** which often use cold aisle containment to manage air flow and protect highly sensitive electronics;
- **Chemical and Laboratory Research:** crucial for preserving chemicals and reagents at precise temperatures; and
- **Food and Beverage:** required for processing and storing fruits, vegetables, meat, seafood, and dairy.

Sources: Mirus research, JLL, McDaniel and Company, PGGM, EnergyStar, Lawrence Berkeley National Laboratory, Centers for Disease Control



## Mirus Coverage

Mirus advisory and research efforts have become increasingly involved in and focused on the controlled environment sector. Given the wealth of available data and fragmented nature of the industry, our goal is to provide relevant qualitative and quantitative analyses that will help readers track M&A activity and provide helpful perspectives on their own strategic buy- or sell-side growth plans.

Each quarter we will examine select developments in controlled environments, observe recent private equity investment and strategic M&A activity, and review recent trends in public company valuations.



# What We're Reading

## Data Center Liquid Cooling Market Projected to Reach \$18.79B by 2031

Mordor Intelligence [Full Article](#)

The global data center liquid cooling market generated \$6.77 billion in revenue in 2026 and is projected to reach \$18.79 billion by 2031 at a 22.65% CAGR, according to Mordor Intelligence. Rising GPU rack densities (NVIDIA H200 at 700W per device), accelerating AI/ML workloads, and tighter sustainability mandates are converging to make liquid cooling a core architectural requirement. Direct-to-chip captured 42.85% of 2025 share; immersion is fastest-growing at 26.62% CAGR. AI/ML workloads represented 34.84% of 2025 spending.

**Mirus takeaway:** AI computer density has rewritten the data center thermal management roadmap. Liquid cooling adoption is shifting from optional to architecturally required, creating M&A opportunities for component suppliers (cold plates, CDUs, manifolds), system integrators, and modular cooling platforms. Vertiv's ThermoKey and Trane's LiquidStack/Stellar Energy deals (all Q1 2026) illustrate the strategic pull.

## ITT Closes \$4.775 Billion SPX FLOW Acquisition; Q1 2026 Deal Activity Tops \$8 Billion

ITT Investor Relations [Full Article](#)

ITT Inc. (NYSE: ITT) closed its \$4.775 billion acquisition of SPX FLOW on March 2, 2026, the largest transaction in ITT's history. The combination forms ITT's renamed Flow Technologies segment, spanning centrifugal and twin-screw pumps, engineered valves, mixing, blending, fluid handling, separation, and thermal transfer technologies. SPX FLOW generated approximately \$1.3 billion in trailing 12-month revenue at a 22% adjusted EBITDA margin, with 43% aftermarket sales mix.

The closing capped a Q1 2026 flurry that included Donaldson Company's (NYSE: DCI) \$820 million agreement to acquire Filtration Group's Facet Filtration business (Feb. 2, 2026), and Madison Air Solutions' S-1 filing (March 9, 2026) for an IPO that subsequently priced at \$2.23 billion. Together with strategic adds from Vertiv (NYSE: VRT) for ThermoKey and Trane (NYSE: TT) for LiquidStack, Q1 2026 deal value in the sector exceeded \$8 billion.

**Mirus takeaway:** Q1 2026 carried Q4 2025's consolidation theme forward, with strategic acquirers (ITT, Donaldson, Vertiv, Trane, SPIE) and PE-backed platforms pursuing AI data center cooling, biopharma, and semiconductor exposure.

# Controlled Environments

## Select Activity

Q1 2026 extended the momentum from Q4 2025 with over \$8 billion in announced and closed transactions across controlled environments, filtration, and industrial process technologies. Strategic acquirers (ITT, Donaldson, Vertiv, Trane, SPIE) and PE-backed platforms (AIR Control Concepts, G-CON) pursued assets exposed to AI data center cooling, biopharma, and semiconductor fabrication expansion. Madison Air's S-1 filing (priced April 15 at \$2.23 billion) underscored public market appetite, while ITT's close of SPX FLOW illustrated continued consolidation across flow technologies.



### ITT Completes SPX FLOW Acquisition — \$4.775 Billion

ITT Inc. (NYSE: ITT) closed its \$4.775 billion acquisition of SPX FLOW on March 2, 2026, the largest transaction in ITT's history. The combination creates ITT's renamed Flow Technologies segment, integrating SPX FLOW's mixing, fluid handling, separation and thermal transfer technologies with ITT's pumps, valves and aftermarket services. SPX FLOW generated approximately \$1.3 billion in LTM revenue at a 22% adjusted EBITDA margin.



### Trane Technologies Completes LiquidStack Acquisition

Trane Technologies (NYSE: TT), a global climate innovator, completed its acquisition of LiquidStack on March 3, 2026 (announced February 10, 2026). Carrollton, Texas-based LiquidStack provides direct-to-chip, single-phase immersion, and two-phase immersion cooling infrastructure for AI data centers and HPC facilities. The deal builds on Trane's February 18, 2026 close of Stellar Energy Americas.



### Donaldson to Acquire Facet Filtration — \$820 Million

Donaldson Company (NYSE: DCI) entered into a definitive agreement to acquire Filtration Group's Facet Filtration business from Madison Industries for approximately \$820 million, with the Securities Purchase Agreement signed January 31, 2026 and publicly announced February 2, 2026. Founded in 1943, Facet provides mission-critical fuel and fluid filtration solutions for aerospace, defense, and power generation end markets, and is expected to add approximately \$108 million to Donaldson's annual sales. The acquisition is expected to close in the second half of Donaldson's fiscal 2026.



### Madison Air Solutions Files for \$2.23 Billion IPO

Madison Air Solutions Corp., a Chicago-based provider of ventilation and filtration systems and Madison Industries subsidiary, publicly filed its S-1 on March 9, 2026 for an NYSE listing (ticker MAIR). The company reported 2025 revenue of \$3.34 billion across brands including Nortek, Big Ass Fans, AprilAire, and Broan-NuTone. The IPO subsequently priced April 15 at \$2.23 billion.

# Controlled Environments

## Select Activity continued



### Vertiv to Acquire ThermoKey

Vertiv (NYSE: VRT), a global leader in critical digital infrastructure, entered into an agreement on March 23, 2026 to acquire ThermoKey S.p.A., an Italian provider of heat rejection and heat-exchange technologies. The acquisition expands Vertiv's thermal management portfolio and manufacturing capabilities in EMEA, adding dry coolers and microchannel-based heat-exchange solutions to its end-to-end thermal chain for AI factories and high-density data centers.



### SPIE Signs Agreement to Acquire SGS Industrial Services

SPIE, the independent European leader in multi-technical services, announced on March 25, 2026 an agreement to acquire SGS Industrial Services Group, an Austria-headquartered industrial services provider operating primarily in Germany with approximately 800 employees. SGS generated approximately €180 million in 2025 revenue at margins slightly above 10%, and the transaction is expected to close by the end of June 2026, subject to antitrust approval.



### AIR Control Concepts Acquires Technical Air Systems

AIR Control Concepts ("AIR"), a Norfolk, Virginia-headquartered commercial HVAC platform and Blackstone portfolio company, acquired Technical Air Systems on February 19, 2026. Morristown, NJ-based Technical Air is an ESOP-owned commercial HVAC manufacturer's representative serving the New York and New Jersey metro markets across air handling, distribution, controls, and building performance. The deal follows Blackstone's January 9, 2026 acquisition of Madison Dearborn's remaining AIR stake, making AIR a 100% Blackstone-owned platform with 40+ operating companies across 35 U.S. states and Canada.



### G-CON Acquires Atmos-Tech Industries

G-CON, a leading designer and builder of advanced cleanroom systems, announced on March 23, 2026 the acquisition of Atmos-Tech Industries, a New Jersey-based manufacturer of controlled environment products including HEPA/ULPA filters, fan filter units, air showers, pass-through chambers, and laminar flow modules. The combination expands G-CON's GCS portfolio of cleanroom components serving pharmaceutical, microelectronics, automotive, and food production end markets.



### DXP Enterprises Acquires Ambiente H2O

DXP Enterprises (NASDAQ: DXPE) completed its acquisition of Colorado-based Ambiente H2O on February 4, 2026. Ambiente is a manufacturer's representative specializing in pumps, process equipment, and instrumentation for the water and wastewater industry, operating across Colorado, Idaho, Montana, Utah, and Wyoming.

# Controlled Environments

## Capital Markets Activity

Q1 2026 capital markets activity in controlled environments and filtration was exceptionally robust, anchored by ITT's \$4.775 billion close of SPX FLOW, Donaldson's \$820 million agreement to acquire Facet Filtration, and Madison Air's March S-1 filing for what became the largest U.S. industrial IPO in nearly three decades. The market remains highly fragmented, and we expect continued consolidation across cleanroom, filtration, and thermal management as buyers position for AI data center buildout and biopharma capacity expansion.

## M&A Activity: Q4 2025 Anchor and Q1 2026 Activity

Announced	Target	Acquirer	Target Description
2/1/2026	Ambiente H2O	DXP Enterprises (NASDAQ: DXPE)	Water/wastewater pumps and instrumentation rep
2/2/2026	Facet Filtration	Donaldson Company (NYSE: DCI)	Fuel/fluid filtration, aerospace/defense (\$820M)
2/19/2026	Technical Air Systems	AIR Control Concepts (Blackstone)	Commercial HVAC rep; NY/NJ metro
3/2/2026	SPX FLOW (closing)	ITT Inc. (NYSE: ITT)	Pumps, valves, mixers; closes (\$4.775B)
3/3/2026	LiquidStack	Trane Technologies (NYSE: TT)	AI data center liquid cooling; closes
3/9/2026	Madison Air	S-1 Filing (NYSE: MAIR)	Ventilation/filtration; priced 4/15 (\$2.23B)
3/23/2026	ThermoKey S.p.A.	Vertiv (NYSE: VRT)	Heat rejection / heat-exchange, EMEA data centers
3/23/2026	Atmos-Tech Industries	G-CON	Cleanroom equipment; HEPA, fan filter units
3/25/2026	SGS Industrial Services	SPIE (Euronext: SPIE)	Industrial services, Germany; ~€180M revenue

Sources: SEC filings (8-K, S-1), company press releases, Bloomberg, Filtration & Separation Q1 2026 review, Mirus research.

“ Cold room technology, particularly within the mission-critical healthcare and data center markets, is rapidly evolving, spurring increased investment across the middle market as both strategic and financial investors pursue assets across a range of applications including within the highly competitive AI data center and biopharmaceutical manufacturing spaces. ”



**Betsy Richards**  
Vice President

# Controlled Environments

## Q1 2026 Public Comps

As of 3/31/2026

Company Name	EV (\$M)	LTM Financials			Growth LTM	Valuation		LTM Margins	
		Revenue	Gross Profit	EBITDA		EV/Revenue	EV/EBITDA	Gross Margin	EBITDA Margin
<b>Controlled Environment Solutions</b>									
AAON, Inc.	\$7,161	\$1,617	\$424	\$251	28.3%	4.4x	28.5x	26.2%	15.5%
United Integrated Services Co., Ltd.	\$3,926	\$2,105	\$421	\$351	39.4%	1.9x	11.2x	20.0%	16.7%
Acter Group Corporation Limited	\$2,456	\$1,392	\$289	\$221	33.6%	1.8x	11.1x	20.8%	15.8%
Yankey Engineering Co., Ltd.	\$1,930	\$794	\$147	\$130	54.9%	2.4x	14.9x	18.6%	16.3%
CTCI Corporation	\$1,020	\$2,925	\$299	\$154	(23.4%)	0.3x	6.6x	10.2%	5.3%
Both Engineering Technology Co.,Ltd.	\$1,111	\$574	\$71	\$40	(23.0%)	1.9x	27.8x	12.4%	7.0%
				<b>Average</b>	<b>18.3%</b>	<b>2.1x</b>	<b>16.7x</b>	<b>18.0%</b>	<b>12.8%</b>
				<b>Median</b>	<b>30.9%</b>	<b>1.9x</b>	<b>13.0x</b>	<b>19.3%</b>	<b>15.7%</b>
<b>Industrial Services</b>									
EMCOR Group, Inc.	\$32,242	\$17,747	\$3,424	\$1,851	18.3%	1.8x	17.4x	19.3%	10.4%
AECOM	\$13,265	\$15,986	\$1,235	\$1,277	(0.4%)	0.8x	10.4x	7.7%	8.0%
Stantec Inc.	\$11,362	\$4,754	\$2,579	\$702	9.7%	2.4x	16.2x	54.2%	14.8%
Tetra Tech, Inc.	\$8,645	\$4,403	\$960	\$661	(3.3%)	2.0x	13.1x	21.8%	15.0%
Fluor Corporation	\$4,006	\$15,184	-\$247	-\$353	(8.3%)	0.3x	-11.3x	(1.6%)	(2.3%)
Tutor Perini Corporation	\$3,855	\$5,686	\$668	\$277	25.7%	0.7x	13.9x	11.7%	4.9%
Shanghai Geoharbour Construction Group Co., Ltd.	\$1,610	\$225	\$51	\$23	12.4%	7.2x	70.7x	22.5%	10.1%
				<b>Average</b>	<b>7.7%</b>	<b>2.2x</b>	<b>18.6x</b>	<b>19.4%</b>	<b>8.7%</b>
				<b>Median</b>	<b>9.7%</b>	<b>1.8x</b>	<b>13.9x</b>	<b>19.3%</b>	<b>10.1%</b>
<b>Peer Group</b>				<b>Average</b>	<b>12.6%</b>	<b>2.1x</b>	<b>17.7x</b>	<b>18.8%</b>	<b>10.6%</b>
				<b>Median</b>	<b>12.4%</b>	<b>1.9x</b>	<b>13.9x</b>	<b>19.3%</b>	<b>10.4%</b>

Note: Composite includes Controlled Environment Solutions and Industrial Services  
 NM: "Not material"

“

The cold room sector appears to be entering a sustained growth cycle, supported by mission-critical applications and technology, increasing performance requirements, and attractive consolidation dynamics across a fragmented middle market.

”



**Mark Young**  
 Partner



35 Years. 450 Deals.

## Leading advisor to middle-market businesses since 1987

### About Mirus Capital Advisors

Mirus Capital Advisors is a premier independent middle-market investment bank delivering sophisticated transaction advice with precision execution and proven results.

### 35 Years. 450 Deals.

With close to 40 years of experience and 450+ completed transactions, Mirus provides M&A advisory, capital raising, and fairness opinion and valuation services to corporations, private equity firms, public companies, and boards of directors across the technology, industrial, business services, healthcare and life sciences, and consumer sectors.

The firm's experienced team leverages deep industry expertise, established relationships, and global reach through its international network to broaden possibilities and deliver premium outcomes for clients.



# Team Spotlight

## Mark Young

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In his 30-plus year investment banking career, Mark has completed over 100 financial advisory assignments, with a particular focus on growth companies that provide differentiated products and solutions, as well as technology-enabled business and consumer services. Mark brings extensive experience identifying, structuring, negotiating and executing a wide variety of engagements, including mergers and acquisitions, as well as public and private equity offerings.

## Betsy Richards

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Betsy has over a decade of experience in M&A, valuations, and financial analysis. She has advised on more than twenty transactions in the business services space and related sectors including controlled environments and mission-critical solution providers. In addition to her M&A work, Betsy has managed more than 70 valuation engagements and holds a CVA accreditation with the National Association of Certified Valuators and Analysts (NACVA).

# Trusted advisors to businesses just like yours

## Mission-critical solution providers



has received a strategic investment from

**SERVICE POINT**

a portfolio company of

**MILL POINT CAPITAL**



has been acquired by




has been acquired by

**DFW CAPITAL PARTNERS**




has sold its laboratory cryogenics business to





has sold substantially all of its assets to



A Group Company of

has been acquired by




has been acquired by




has been acquired by




has been acquired by




has been recapitalized by




has been acquired by




has been acquired by



Note: Includes transactions completed by Mirus partners at prior firms

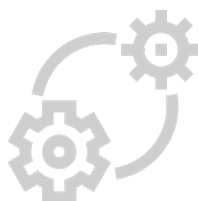
## Focus sectors



Technology



Healthcare



Industrials



Business Services



Consumer

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