

Development that Differentiates – USA

LARGE, ENERGY-EFFICIENT MIDWEST DISTRIBUTION CENTER IN INDIANA



Customer: Amazon.com

U.S.-based multinational e-commerce company and America's largest online retailer, offering a vast selection of products—from books, music, electronics and sporting goods to housewares, apparel and groceries

Park Name: AirTech Park
Location: Plainfield (Indianapolis), Indiana, USA
Building Type: Warehouse, distribution center and fulfillment facility
Size: 947,000 square feet, expandable to 1.25 million square feet

Customer Needs

- Large and efficient facility to serve as a primary Midwest distribution center
- Prime location near dense metro area, with airport and interstate highway access and proximity to third-party delivery companies
- Efficient site layout to accommodate heavy truck volume and possible future building expansion
- Knowledgeable developer to design and construct interior improvements complying with LEED Silver requirements under tight deadline
- Comfortable work environment for employees whose numbers increase during peak seasons

Key Features

- Certified LEED®-CI Silver 2009 for commercial interiors
- Energy-efficient T5 fluorescent light fixtures, photoelectric cells and motion sensors
- High-efficiency, zero CFC-based refrigerant HVAC equipment
- Energy Management System (EMS) to regulate indoor air quality
- Energy Star equipment and appliances used throughout
- Low-flow plumbing fixtures
- Paints, carpets and other materials rated low in VOCs (volatile organic compounds)
- Extensive recycling of construction waste (96 percent diverted from landfill)

The Solution

With a mission “to be Earth’s most customer-centric company,” Amazon provides excellent customer service in an increasingly competitive online market. With smaller distribution facilities already in place in Indiana, the online giant wanted to position a new, large distribution center close to Indianapolis, one of the nation’s most active logistic hubs.

Prologis, together with joint venture partner Browning Investments, Inc., was able to provide a newly constructed, state-of-the-art bulk distribution warehouse in an ideal location. AirTech Park is located adjacent to the Indianapolis International Airport and a large FedEx hub, with immediate access to Interstates 70, 74, 65 and 69.

Amazon has leased properties with Prologis on two continents. The online retailer is a leader in operating green and is constantly improving

processes, packaging and facilities to be more environmentally friendly. At AirTech Park, Amazon’s sustainability team worked with Prologis to ensure that the commercial interiors would qualify for LEED-Silver certification.

The sustainable features are extensive. The lighting system dims or shuts off lights when adequate daylight is available, resulting in expected lighting cost savings of 35 percent compared to a standard building. An Energy Management System maintains minimum indoor air quality by monitoring outside air temperature, interior space and interior CO2 sensors. Resourceefficient plumbing fixtures are projected to reduce water usage by 20 percent compared to standard plumbing.