

# Development that Differentiates – Spain

## MODERNIZING LOGISTICS WITH A HIGHLY ENERGY-EFFICIENT FACILITY



### Customer: Arc International

Arc International, based in France, is the world's largest supplier of high-quality tableware, including consumer brands Luminarc®, Cristal d'Arques Paris® and Pyrex® and trade brands Arcoroc® and Chef & Sommelier®

Park Name:	ProLogis Park Zaragoza
Location:	Villanueva de Gállego, Zaragoza, Spain
Building Type:	Industrial space—build-to-suit
Size:	48,000 square meters (517,000 square feet)

### Customer Needs

- Establish new headquarters and warehouse for ARC Iberia, replacing former site in Malpica Polygon, Zaragoza
- Distribution space to accommodate a wide range of products in the categories of drinkware, dinnerware, cookware, flatware and giftware
- Serve more than 10,000 customers throughout Spain and Portugal

### Key Features

- Extensive daylighting with skylights and cost savings of nearly 50 percent on artificial lighting through highly energy-efficient lighting system
- Rainwater harvesting and re-use for toilets and irrigation
- Sustainable exterior design; low irrigation and maintenance
- Roof-mounted 100-kilowatt-hour photovoltaic panels allow the building to self-produce nearly 10 percent of its own energy needs
- Solar water heaters
- Natural ventilation of warehouse through an automatic open/close system of roof-mounted smoke exhaust
- More than 2,200 square meters (23,700 square feet) of office space
- 33 docks and more than 60,000 pallet locations

### The Solution

ARC Iberia, the Spanish subsidiary of ARC International, needed to modernize logistics. The company decided to move its headquarters, distribution center and 300 employees from their current Zaragoza facility into a state-of-the-art facility. In line with ARC International's strong corporate stand on environmental stewardship, the company wanted to develop a sustainable facility.

ProLogis was able to offer space in Villanueva de Gállego, a growing distribution hub located halfway between Madrid and Barcelona along the A-2 highway, Spain's primary east-west artery.

Extensive sustainable design features were built into the project, resulting in a building that is projected to reduce CO2 emissions by almost 50 percent as compared to a normal building and to reduce operational energy costs by more than 73 percent.

"ARC International is committed to corporate social responsibility and to reducing the environmental impact of our business facilities," said Fernando Bermudez, Supply Chain Manager, ARC Iberia. "ProLogis' expertise in sustainable warehouse design was a key factor in our decision to select them as developer of this important facility, which will deliver significant operational efficiencies along with long-term benefits to the environment."