

Development that Differentiates – USA

ENERGY-EFFICIENT, TWO-BUILDING DISTRIBUTION CENTER IN TRACY, CALIFORNIA



Customer: Crate & Barrel

Retailer of contemporary and stylish housewares and home furnishings with retail stores across the United States and in Canada

Park Name:	Prologis Park Tracy Phase II #6 & #7
Location:	Tracy, California, USA
Building Type:	Distribution facility—build-to-suit
Size:	1.2 million square feet in two buildings, expandable by 940,480 square feet

Customer Needs

- Large West Coast distribution facility to complete new national distribution model
- Strategic location between a major port and a large intermodal market
- Single site to house two facilities, accommodating distinct distribution needs of two primary product types
- Energy-efficient facility for ongoing operational cost savings and to provide comfortable workplace for employees
- Alignment with corporate sustainability goals and the preferences of increasingly sophisticated consumer base

Key Features

- Certified LEED®-NC Gold 2009
- Extensive use of recycled and locally sourced construction materials
- Energy-efficient fluorescent lighting system
- Quantity and quality control of storm water
- Reduced construction footprint
- White TPO roof material
- Light pollution reduction
- Water-efficient landscaping and plumbing fixtures

The Solution

Prologis was able to offer a prime location at Prologis Park Tracy Phase II in Tracy, California, a highly flexible, customized solution in an enviable location. The site provides ample distribution space 60 miles from the Port of Oakland and close to Interstates 5, 580 and 205 and two rail lines (BNSF and Union Pacific), to serve the West Coast retail stores and a growing online retail business.

Crate and Barrel chose Prologis to develop an 827,280- square-foot building for furniture and a 398,400-square-foot building for housewares on the site. Both buildings include office space and are expandable, with the larger one positioned to house a future 15,000-square-foot retail outlet.

Prologis incorporated extensive sustainability features that will save Crate and Barrel money over time and provide more comfortable working conditions for employees. The facility, certified LEED-NC Gold, is designed to achieve 37 percent reduced energy consumption compared to a standard

building, largely due to a sophisticated warehouse lighting system that modulates light levels based on daylight and occupancy. Crate and Barrel earned energy-efficiency incentives from Pacific Gas and Electric totaling more than \$350,000.

Operating in this green facility is just one component of Crate and Barrel's ongoing commitment to the environment, expressed through thoughtful choices throughout their operation—product selection, manufacturing processes, packaging and more.

“Not only was Prologis flexible in providing new distribution space that would accommodate our business expansion needs, they were able to support our sustainability goals as well,” said John Ling, Vice President, Supply Chain Management and -Logistics for Crate and Barrel.