

Development that Differentiates – Poland

LOGISTICS CENTER CLOSE TO MANUFACTURING FACILITY NEAR WROCLAW



Customer: FagorMastercook SA

FagorMastercook SA is one of Poland's leading manufacturers of white goods (washing machines, refrigerators, stoves, etc.)

Park Name:	Prologis Park Wrocław II
Location:	Psie Pole district, Wrocław, Poland
Building Type:	Two logistics centers with warehouse and office space—both build-to-suit
Size:	24,540 square meters (264,000 square feet), delivered in 2007, and 21,637 square meters (233,000 square feet) delivered in 2009

Customer Needs

- Strategic location near manufacturing facility
- Consolidate several small warehouses into one location
- Modern, Class A logistics facility

Key Features

- Total of 25 dock doors and two drive-in doors
- Building 1 has non-standard dock sizes and loading; Building 2 has standard docks
- Warehouse has clear height of 10 meters (33 feet)
- Floor loading 5 tons per square meter (5 tons per 3.2 square feet)
- Drive-in doors located on the shorter side of the building (non-standard)
- Sealed loading doors and ramps

The Solution

FagorMastercook, headquartered in Wrocław in southwestern Poland, wanted to consolidate its small warehouses into one large space, establishing a new, modern logistics center close to the company's manufacturing facility to allow warehousing cost efficiencies and effective distribution within central Europe.

The company chose to work with Prologis, the only A-class space developer in Wrocław at the time. After considering available space at the established Prologis Park Wrocław, FagorMastercook discovered that a piece of property located only 800 meters (one-half mile) from its white goods factory was for sale. Prologis went through a due diligence process, bought the land and established a new park, Prologis Park Wrocław II. Prologis subsequently delivered two back-to-back, build-to-suit facilities for the company.

Development of the second building followed FagorMastercook's decision to move part of their production from Spain and France to Poland for cost savings.

The park is located in the district of Psie Pole, an industrial area of the city that is home to the production plants and logistics centers of such companies as Whirlpool and DHL.

"We selected Prologis Park Wrocław because the high standard of services offered by the company meets our requirements," said Ireneusz Bartnikowski, President of FagorMastercook. "The new distribution center will guarantee the high quality of logistic services offered by our company, which will undoubtedly allow increasing the level of satisfaction of our clients."