

Development that Differentiates – USA

ENERGY-EFFICIENT RAPID DEPLOYMENT CENTER IN OHIO



Certification:
LEED®-NC Gold 2009

Customer: The Home Depot

The world's largest home improvement specialty retailer, with stores in all 50 states, the District of Columbia, Puerto Rico, U.S. Virgin Islands, 10 Canadian provinces, Mexico and China

Park Name: Prologis Park Corridor 75 #1
Location: Monroe, Ohio, USA
Building Type: Distribution facility—build-to-suit
Size: 659,925 square feet

Customer Needs

- Improve service and increase efficiency at The Home Depot's more than 100 retail stores in the Ohio Valley/ Great Lakes region
- New distribution facility in Monroe, Ohio, to serve a three-state area
- State-of-the-art, cross-docking facility
- Developer who could meet stringent requirements, including a tight construction schedule and precise building specifications

Key Features

- Certified LEED®-NC Gold 2009
- Low-flow plumbing
- Paints, carpets and other materials rated low in VOCs (volatile organic compounds)
- Energy-efficient T5 fluorescent light fixtures, photoelectric cells and motion sensors
- White TPO roof membrane
- Dark-sky exterior lighting
- Energy and water savings

The Solution

Prologis competed for the opportunity to build the facility and won. A key factor was the location—Prologis Park 75 is the only industrial site in the greater Cincinnati area offering immediate access to Interstate 75. The facility is one of The Home Depot's rapid-deployment centers— product comes in one side and goes out the other side, usually moving through within 24 hours.

Prologis was able to meet all the specifications within the demanding time frame, while creating a comfortable work environment for more than 200 employees in a sustainable facility that has achieved LEED-NC Gold certification. The building was noted for exemplary performance in its use of regional materials. Furthermore, it is designed to achieve 42 percent reduced water usage and 30 percent reduced energy consumption when compared to a standard building.