

# Development that Differentiates – USA

## SUSTAINABLE DISTRIBUTION CENTER NEAR MANUFACTURING FACILITY



### Customer:

A leading manufacturer of household cleaning, storage, air care and insect control products

Park Name: Sturtevant, Wisconsin  
Location: Sturtevant, Wisconsin  
Building Type: Distribution facility—build-to-suit  
Size: 432,000 square feet

### Customer Needs

- Improve supply-chain efficiencies by locating a large distribution space close to Racine, Wisconsin, manufacturing facility
- State-of-the-art distribution warehouse
- Earth-friendly design in line with corporate sustainability commitment

### Key Features

- More than 85 percent of construction debris diverted from landfills and recycled for future use
- Excess topsoil donated for use in a community garden
- Extensive use of daylighting
- Energy-efficient T5 fluorescent light fixtures, photoelectric cells and motion sensors
- A geothermal HVAC system
- Water-efficient landscaping, storm water management and plumbing fixtures

### The Solution

Prologis responded to the customer's proposal request and was ultimately selected, in part because of prior experience in building for LEED certification.

The resulting state-of-the-art distribution center is exemplary in its depth of sustainable design. In addition to popular green-building features, such as watersaving lavatory fixtures, water-efficient landscaping and use of materials rated low in VOCs (volatile organic compounds), the building contains a geothermal HVAC system—a rare addition to sustainable buildings. This system saves on energy costs and improves the facility's indoor air quality.

Also, an extensive daylighting system, including 60 clerestory windows (narrow, high windows), 42 vision panels in the dock doors and 22-foot

glass storefronts, provides natural lighting to enhance worker comfort and productivity and reduces the need for electricity.

By virtue of submitting to a higher LEED certification requiring lighting and HVAC upgrades, the customer will realize substantial energy savings over time. The facility, which achieved LEED-NC Gold certification, is expected to achieve 38 percent greater energy efficiency than a standard new building.

In August 2009, NAIOP, the Commercial Real Estate Development Association, awarded Prologis a Sustainable Development Award for innovation, creativity and sustainable design in the Sturtevant, Wisconsin, building.