

Development that Differentiates – Poland

STRATEGIC POSITION IN WARSAW



Customer: Raben Polska

Division of The Raben Group, a leading European provider of comprehensive logistics services to small, middle-sized and large companies based in Western and Central Europe

Park Name:	Prologis Park Błonie II
Location:	Błonie, Poland (near Warsaw)
Building Type:	Industrial space—build-to-suit
Size:	15,000 square meters (161,500 square feet)

Customer Needs

- Strategic location near Warsaw for a new distribution center to serve Poland, the Czech Republic, Slovakia, Hungary, Romania and the Baltics
- Space to accommodate storage, warehousing services (loading and discharge of cargo, contract packing of pallets and packages, etc.), and more for Zelmer (Poland-based appliance manufacturer) and Brother (Japan-based manufacturer of industrial, home and office products)
- Ample office space, docks and parking

Key Features

- Space to store 18,500 pallets
- Clear height of 11.5 meters (38 feet); standard is 10 meters (33 feet)
- Prologis' standard floor loading of 5 tons per square meter (5 tons per 3.2 square feet) also provides a capacity of 6 tons per rack leg, important for storage of heavy items
- 30 dock doors and one drive-in door
- A Combined Heat and Power (CHP) process provides electricity based on natural gas and generates warmth to heat the facility

The Solution

Since 2006, Raben Polska has occupied space at Prologis Park Chorzów in southern Poland, in a building that Prologis has smoothly and professionally adapted to their needs. In 2008, when the company decided to locate a new distribution center in the Warsaw area, company officials selected Prologis. "We have chosen Błonie-Pass owing to its favorable location and properly organized internal road infrastructure, as well as the latent potential of the region," said Jolanta Sawińska, Regional Director Raben Polska. "Of utmost importance for us was the flexibility of Prologis in tailoring its offer to our needs and expectations, and—what is equally vital—the reliability of the developer."

Prologis offered space in its new distribution park, Prologis Park Błonie II, being developed approximately 25 kilometers west of downtown Warsaw in the town of Błonie. The park is only one-half kilometer from Poland's National Road 2, part of the European route E30, a long west-east European route

that extends from Ireland to Russia. Raben Polska liked the location and the potential of the region.

Prologis adjusted its offer to Raben Polska's needs and expectations, and Prologis project managers met with the company's logistic team to specify the details. The result is a state-of-the art building completed to a high technical standard.

"Prologis' modern, strategically located facilities are ideally suited to meet our distribution and warehousing needs, which translates directly into the quality of service to our customers," said Janusz Anioł, director of Raben Polska. "Prologis continues to demonstrate flexibility in the range of solutions they offer as well as deep expertise in valuable design and construction optimization."