

Development that Differentiates – UK

SUSTAINABLE DISTRIBUTION CENTER IN NORTHAMPTON



Customer: Sainsbury's

A leading UK supermarket chain

Park Name: Prologis Park Pineham #1
Location: Northampton, England
Building Type: Distribution facility—build-to-suit
Size: 624,000 square feet

Customer Needs

- New distribution center in the East Midlands to serve 50 stores
- Ability to handle increased capacity (1.5 million cases of products a week) and help the company meet its promise for on-time delivery
- Access to primary consumer markets and a readily available workforce
- Meet the environmental criteria that lie at the heart of Sainsbury's sustainability policy

Key Features

- Certified BREEAM Excellent
- Increased air-tightness
- Gas-fired, tri-generation CCHP plant providing cooling for all refrigerated areas, heat for the recycling center and electricity for onsite use
- Intelligent, low-energy lighting systems including 15 percent roof lights to ambient storage areas
- Wall-mounted photovoltaic panels
- Rainwater harvesting system to save 16 million liters of water a year

The Solution

Prologis was able to offer a prime location at Pineham, just off Junction 15a of the M1, a major north-south motorway, giving Sainsbury's easy access to the national motorway network and the east coast ports. Prologis was also prepared to deliver a green facility for Sainsbury's that would incorporate the latest thinking about the sustainable design, construction and use of modern distribution warehouses.

Working with Sainsbury's to develop a carbon neutral facility that would be cost-efficient to run, the Prologis team delivered extensive sustainability features that, in combination with carbon offsets, help to give this facility one of the lowest carbon footprints of any warehouse in Europe. Regulated operational energy use will be up to 50 percent lower than building regulation requirements.

In 2008, Sainsbury's facility at Prologis Park Pineham won the Estate Gazette's Overall Green Development of the Year award. In 2007 the Industrial Agents Society awarded the facility its Green Award for Sustainable Achievement.

"Sustainability is one of our core company values," said Roger Burnley, Retail and Logistics Director, J Sainsbury plc. "We are extremely pleased that so many sustainable design features have been incorporated into our new distribution facility at Pineham."