



LEED® Certified High-Bay Logistics Center from the Ground Up in Less Than 11 Months

Opportunity

United Parcel Service (UPS) Supply Chain Solutions®, a global leader in logistics, needed a new distribution center to support its expanded relationship with aircraft engine manufacturer Pratt & Whitney. The new location had to have easy access to the aerospace company's manufacturing, assembly and test sites in Connecticut and Maine. In addition, the site was to serve as a centralized distribution center for parts, tooling and supplies.

Challenge

UPS approached Prologis to identify appropriate land. Together we determined that a property in Londonderry, New Hampshire, represented the best option based on its convenient location adjacent to the Manchester-Boston Regional Airport. However, the raw site needed infrastructure and all utilities brought in. To meet contractual obligations and be ready for occupancy and operations for a June deadline, Prologis had to buy and clear the land and commence construction in late summer of the prior year and complete the project by the next May. Construction had to continue throughout the harsh New Hampshire winter to meet UPS' aggressive timeline.

Solution

Prologis' relationship with UPS spans nearly 3 million square feet across five countries. Based on a history of consistent and effective collaboration, UPS trusted our ability to attain government approvals and meet their tough timeline. Turning to our own local experts on the ground in the Northeast, we expedited temperature-sensitive activities such as concrete work, base paving and roofing to get a head start on winter. The result is one of the largest single-story industrial buildings ever built in New Hampshire. This project is an example of how our customers can turn to us to produce state-of-the-art facilities on time and on budget despite timelines and complexities that may seem impossible.

1,200
YARDS OF CONCRETE
IN A 614,240 SQUARE
FOOT BUILDING

Property

Prologis UPS Logistics Center

Location

Londonderry, New Hampshire
United States

Building Type

Build-to-Suit

Size

614,240 square feet

Key Features

- 32 foot clearance height
- 124 loading docks
- 182 trailer storage spaces
- Adjacent to Manchester-Boston Regional Airport