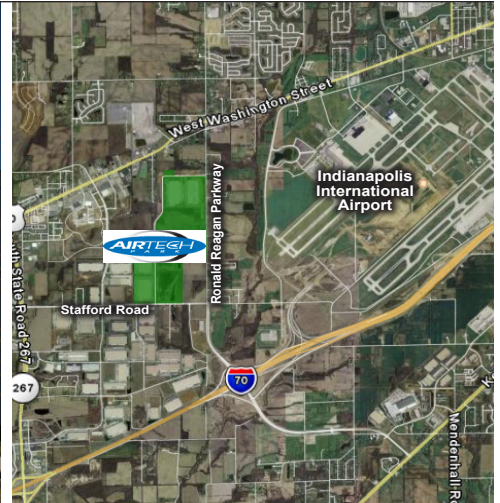


HARTZ MOUNTAIN CORPORATION AIRTECH PARK, PLAINFIELD, INDIANA

DESCRIPTION

The 445 AirTech building was the first speculative industrial development in the Indianapolis market since 2008 and was leased to Hartz Mountain Corporation prior to completion of construction. Completed in 2012, this 622,440 square foot state-of-the-art bulk distribution center is equipped with the following modern logistics technologies:

- ESFR sprinkler system
- 32' clear height
- T5HO fluorescent light fixtures
- 52' x 60' column spacing
- 7" reinforced slab
- 140' depth truck courts
- 46 loading docks
- 72 future loading docks
- 65 trailer parking spaces
- 65+ future trailer parking spaces
- 207 car parking spaces
- 403+ future car parking spaces

CHALLENGES

The building needed to be delivered on schedule and on budget to align with an opportunity in the market. In order to meet this objective, over 350,000 cubic yards of dirt was needed to fill over 20' change in elevation over the entire site. Despite the site work challenges, the project was completed in 5.5 months without additional costs to accommodate the needs of Hartz Mountain Corporation.

ROLE

Developer and Construction Manager at-risk

ACCOMPLISHMENTS

Completed the project on time and on budget.

OWNER

Browning/ProLogis

ARCHITECT

CSO Architects

AirTech is a premier logistics park serving Central Indiana and the Midwest. Located in the "Crossroads of America", AirTech offers superior access to a transportation network including air, rail and interstate systems.