

## PRIME DISTRIBUTION SERVICES

ALLPOINTS MIDWEST, PLAINFIELD, INDIANA



### PROJECT DESCRIPTION

Completed in 2008, this 1.2 million square foot warehouse and distribution center represents one of the largest warehouse and distribution centers and lease transactions ever undertaken in the State of Indiana. This state-of-the-art facility brings more than 200 new jobs to Plainfield, Indiana and is equipped with modern logistics technologies:

- ESFR sprinkler system
- 36' clear height
- T5HO fluorescent light fixtures
- 54' x 50' column spacing
- 8" unreinforced slab
- 140' depth truck courts
- White structural frame
- 160 loading docks
- 44 future loading docks
- 348 trailer parking spaces
- 181 car parking spaces
- 319 future car parking spaces
- 2 coolers (50,000 sf and 125,000 sf)

### CHALLENGES

- Because of existing lease obligations, PDS desired a phased move-in. Browning/Duke accommodated PDS by structuring a lease that allowed PDS to utilize the newly-completed 650,000 square foot AllPoints Midwest Building 1, while Browning/Duke constructed a 550,000 square foot expansion to the building for PDS in 2008.
- To accommodate growth projections by offering expansion capabilities next door to the initial 1.2 million square foot building that would share auto and truck ingress, egress and control points
- Design a private truck ingress queue drive to accommodate 30 inbound trucks, and a separate dedicated truck egress drive onto a second industrial collector street for outbound truck traffic.

### ROLE

Construction Manager, Co-Developer with Joint Venture Partner Duke Realty

### OWNER

Browning/Duke, LLC

### ARCHITECT

JRA Architecture, LLC

Selected as a 2007 "Deal of the Year" by Real Estate Forum publication

Completed the project on time and under budget