

Warehousing the World Responsibly – USA



Certification:
LEED®-NC Gold 2009

Crate and Barrel

retailer of contemporary and stylish housewares and home furnishings with stores across the United States and in Canada

Park Name: **ProLogis Park Tracy Phase II #6 & #7**
 Location: **Tracy, California**
 Building type: **Distribution facility – build to suit**
 Size: **1.2 million square feet in two buildings, expandable by 940,480 square feet**

Opportunity

Crate and Barrel wanted to improve supply-chain efficiencies and modernize distribution operations. The company had implemented a new distribution model for its East Coast operations and wanted to do the same in the West.

The Solution

Seeking a location that could serve the entire West Coast—retail stores as well as a growing online retail business—Crate and Barrel wanted a site strategically located between a major port and a large intermodal market. ProLogis Park Tracy Phase II in Tracy, California, offering ample distribution space 60 miles from the Port of Oakland and close to Interstates 5, 580 and 205 and two rail lines (BNSF and Union Pacific), was a perfect solution.

Crate and Barrel's two main product types—furniture and housewares—require different delivery trucks and are handled separately at retail, so the company's new distribution model dictated that the center comprise two separate facilities. ProLogis worked with Crate and Barrel to develop an

827,280-square-foot building for furniture and a 398,400-square-foot building for housewares. Both buildings include office space and are expandable, with the larger one positioned to house a future 15,000-square-foot retail outlet.

ProLogis built in extensive sustainability features that will save Crate and Barrel money over time and provide more comfortable working conditions for the employees. The facility, certified LEED-NC Gold, is designed to achieve 37.6 percent reduced energy consumption compared to a standard building, largely due to a sophisticated warehouse lighting system that modulates light levels based on daylight and occupancy. Crate and Barrel earned energy-efficiency incentives from Pacific Gas and Electric Company totaling more than \$350,000.

“Not only was ProLogis flexible in providing new distribution space that would accommodate our business expansion needs, they were able to support our sustainability goals as well,” said John Ling, vice president, Supply Chain Management and Logistics for Crate and Barrel.

Key Sustainable Features

- Extensive use of recycled and regionally sourced construction materials
- Energy-efficient fluorescent lighting system
- Quantity and quality control of storm water
- Reduced construction footprint
- White TPO roof material
- Light pollution reduction
- Water-efficient landscaping and plumbing fixtures