Warehousing the World Responsibly – USA

Certification:
LEED®-NC Gold 2009

Customer

a leading manufacturer of household cleaning, storage, air care and insect control products

Location:	**Sturtevant, Wisconsin**
Building type:	**Distribution facility – build to suit**
Size:	**432,000 square feet**

Opportunity

The customer wanted to increase supply-chain efficiencies by locating a large distribution space close to its manufacturing facility near Racine, Wisconsin. ProLogis responded to the proposal request and was ultimately selected, in part because of prior experience in building for LEED certification.

The Solution

A state-of-the-art distribution center that is exemplary in its depth of sustainable design. In addition to popular green-building features, such as water-saving lavatory fixtures, water-efficient landscaping and use of materials rated low in VOCs (volatile organic compounds) , the building contains a geothermal HVAC system—a rare addition to sustainable buildings. This system saves on energy costs and improves the facility's indoor air quality. Also, an extensive daylighting system, including 60 clerestory windows (narrow, high windows), 42 vision panels in the dock doors and 22-foot glass storefronts, enhances worker comfort and productivity and reduces the need for electricity.

By virtue of submitting to a higher LEED certification requiring lighting and HVAC upgrades, the customer will realize substantial energy savings over time. The facility, which achieved LEED-NC Gold certification, is expected to achieve 38 percent greater energy efficiency than a standard new building.

In August 2009, NAIOP, the Commercial Real Estate Development Association, awarded ProLogis its Sustainable Development Award, recognizing ProLogis for innovation, creativity and sustainable design in the Sturtevant, Wisconsin, building.

Key Sustainable Features

- More than 85 percent of construction debris diverted from landfills and recycled for future use
- Excess topsoil donated for use in a community garden
- Extensive use of daylighting
- Energy-efficient T5 fluorescent light fixtures, photoelectric cells and motion sensors
- A geothermal HVAC system
- Water-efficient landscaping, storm water management and plumbing fixtures

ProLogis®