

# Warehousing the World Responsibly – Japan



**CASBEE**

Certification: **CASBEE Osaka "A" 2007**

## Nipro Corporation

a leading global manufacturer and distributor of medical equipment, pharmaceuticals and glass products

Park Name: **ProLogis Parc Osaka II**  
 Location: **Osaka, Japan**  
 Building type: **Distribution facility**  
 Size: **1.8 million square feet, 8 stories**

## Opportunity

Nipro Corporation wanted to establish a consolidated logistics hub in Osaka for light assembly and distribution of its products throughout western Japan.

## The Solution

Nipro's logistics team was very interested in ProLogis Parc Osaka II, but negotiations were delayed by a global economic slowdown. Ultimately, however, Nipro's president and founder personally approved the team's proposal and the corporation moved its logistics center into 250,000 square feet of ProLogis Parc Osaka II.

The building's location adjacent to the Port of Osaka is strategic for Nipro because the company has factories in Shanghai and Thailand and ships products made in those facilities to Osaka. The space suited Nipro's needs and allowed the corporation to consolidate its seven logistics hubs in the Osaka area into four.

Another reason for Nipro's choice of ProLogis Parc Osaka II is the building's green design. Two wind turbines provide energy to light the common areas, such as footlights, entrance and hallways, resulting in an annual CO<sub>2</sub> reduction of approximately

4,000 kg for the building. And although the City of Osaka requires that 3 percent of a new building's area be dedicated to greenery, ProLogis Parc Osaka II's "green walls" and other greenery constitute 11 percent, allowing an additional reduction of 54 tons of CO<sub>2</sub> per year. These, among other environmental features, allowed the facility to achieve an "A" rating from CASBEE, Japan's independent green building rating system (Comprehensive Assessment System of Building Environmental Efficiency).

Nipro is an extremely eco-conscious company and will realize a reduction of annual carbon emissions by 60 tons of CO<sub>2</sub> per year by relocating to this facility. Other customers at ProLogis Park Osaka II include Daikin Industries, Ajinomoto Logistics, Vantec, Hamakyorex, Sankyu, Kintetsu World Express, Itani Transportation Industry Co., Ltd. and Flobal Corporation. Additional onsite services for customers include a first-floor nursery and top-floor restaurant.

## Key Sustainable Features

- Two four-kilowatt wind turbines generate energy to light common areas at the facility
- Intelligent lighting for stairs and restrooms
- Photocatalytic pavement
- Wall-surface greenery covers 11 percent of the building area, which exceeds a city requirement of 3 percent
- A state-of-the-art, pre-cast concrete seismic isolation system
- Designated as an emergency evacuation building by Osaka City and stocked with emergency supplies and food for 200 people