

Multinational Manufacturer in Mexico



Building Features

- 587,563 square feet.
- 550 x 1,064-foot building.
- Cross dock design.
- 36-foot clear height.
- Typical bay spacing of 51.25 x 56 feet plus two speed bays of 70 feet.
- 25,288 square feet of offices, cafeteria and restrooms.
- 180 automobile parking spaces.
- 152 trailer parking stalls.
- 49 dock doors and two oversized ramped doors.
- 130-foot truck court.
- ESFR fire protection system.
- LED lighting.
- Skylights for 1.2% of covered area.
- 7-inch, 4,000-PSI reinforced concrete floor.
- Exterior security lighting.

Cross-Border, Cross-Cultural Capabilities Help Build Customer's Largest Distribution Center in Latin America

Proven skills with a long-term-ownership mindset.

When working with a customer for the first time, Prologis relies on proven build-to-suit (BTS) development skills, a commitment to the long-term ownership of buildings and transparency in planning new projects. Such was the case when building a 587,563 square foot custom distribution center, the largest for this multinational manufacturer's Latin America Division, to serve the company's operations in Mexico, Central America, the Caribbean and the Andean Region. Located in Apodaca, Nuevo Leon, part of the

Monterrey Metropolitan Area, this regional distribution center supports the company's logistics activities in the region.

Open book transparency.

Establishing a collaborative working relationship with the customer quickly for this project was essential, especially for both the local Mexican team and corporate executives back in the United States. The key was full transparency throughout the process, making this one of the few open-book BTS projects ever completed in Mexico.

Quality and transparency emphasized Prologis' commitment to the long-term ownership of this first-class building, as opposed to a development intended for sale to a third-party investor upon completion. No corners were cut in terms of features, durability or maintenance.

Seamless development across geographies.

Global customers can expect to deal with the same Prologis in Mexico as the Prologis they deal with in Japan,

Germany, the United States and other countries. Prologis' deep commitment and knowledge of each market is also universal. The project benefited from Prologis Park Apodaca, where Prologis had available land with infrastructure and amenities already in place. The company's strategy to build master-planned flagship parks in Mexico provides peace of mind for many customers because world-class infrastructure, amenities and security features are not a given in many locations.

Visit www.prologis.com/what-we-do/development to learn more about Prologis' development capabilities today.

