

INDUSTRIAL REAL ESTATE & DISTRIBUTION CENTERS

By Barton Foreman, P.E., Providence Engineering

Why you should partner with a qualified Structural Prime for your distribution center design

As with any building type, the design and construction of a distribution center requires a myriad of design professionals and contractors. From site design, through architectural, structural and M/E/P, to racking, process and logistics, there are several aspects to keep in mind. A successful distribution center requires input from all the above.



Barton Foreman

Unlike most other building types, however, distribution centers require the structure to take a much more prominent role in the overall building design. Distribution centers are large, highly-functional buildings, with a lot of wall, a lot of floor and a lot of structural design leading the way.

At Providence Engineering, we have been designing distribution centers for more than 25 years. We work across the United States and Canada, with Owners, Developers, Architects, Engineers and Contractors. With the design of millions of s/f behind us,

we've learned a lot about how to design, build and deliver a distribution center that exceeds expectations.

Floor Slabs

Whether you are developing a speculative or a build-to-suit distribution center, a flat, level and durable floor slab is an integral part of your project. Automated racking and picking equipment is becoming more common, building heights are increasing and greater client expectations are all contributing to the demand for better floor slabs.

The Providence team has recently designed several slabs with extended joint spacing

or even joint free slabs. Slabs with these qualities used to be reserved for the highest-end or most specialized build-to-suit projects. However, these high-end floor slabs are now becoming more common for both speculative and build-to-suit warehouses.

The team at Providence can help determine the appropriate slab for your project. We can guide you through the details of floor slab design, as well as through the various construction and market forces that will influence your choice of floor slab.

To say that slabs is our specialty is an understatement.

Our staff includes voting members on the American Concrete Institute (ACI) committees that develop the nationwide standards for floor slabs, including Construction of Floor Slabs, Design of Slabs-on-Ground and Shrinkage-Compensating Concrete.

Tilt-Wall

The Providence team also has years of experience in tilt-wall design and an in-house engineer who is a member of the ACI Tilt-Up Concrete Construction Committee. These load-bearing exterior wall panels provide the perimeter envelope and structural support for many distribution centers. They have been the standard for many decades. However, we are also seeing a change in tilt-wall design and construction. Due to changing energy code, Concrete Insulated Sandwich Panels have grown in popularity in the Northeast and Mid-Atlantic regions. These tilt-wall sandwich panels provide a good solution in some applications, but they are not the right solution for all projects. Providence's depth of tilt-wall experience enables us to help our clients make the right decision regarding tilt-wall options... and then follow-up our recommendation with the structural or complete building design service as appropriate.

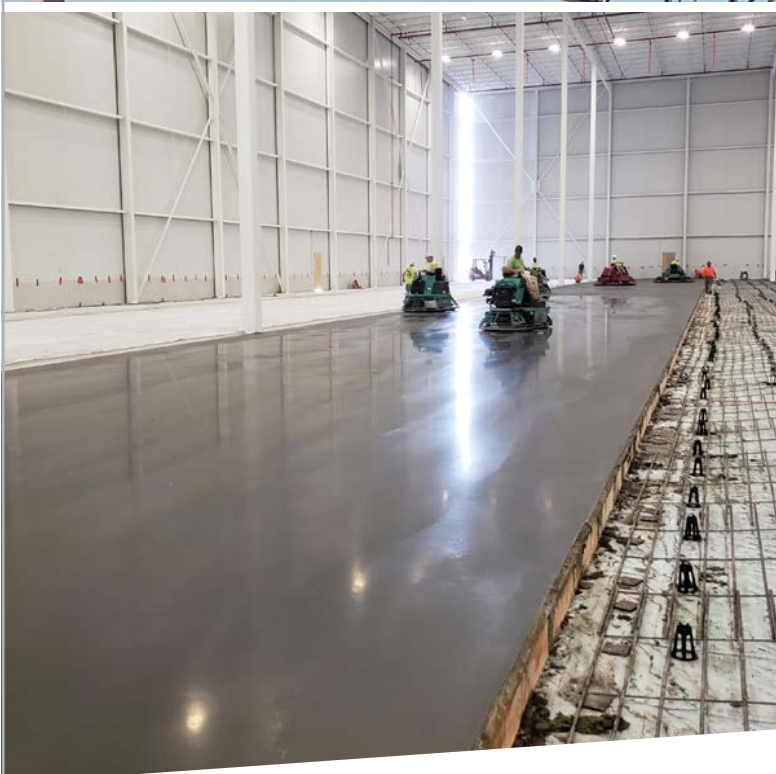
Structural Steel

Our engineers understand how to design and build a distribution center that will remain competitive in the marketplace. For build-to-suit clients, we design our structural steel column grid and column spacing to accommodate their particular storage-racking requirements. For clients developing speculative warehouses, we design a structural steel column grid and column spacing that will accommodate a large variety of potential tenants and racking systems. We also ensure that our building height accounts for the clear height requirements of today's modern racking systems.

One of our in-house engineers is a member of multiple American Institute of Steel Construction (AISC) committees, including Chair of the Design Technical Committee. With our in-house expertise, you can rest assured that our structural steel design will allow your distribution center

continued on page 24A

Engineering Confidence for Distribution Center Design



PROVIDENCE

717-509-7000 | www.proveng.com

INDUSTRIAL REAL ESTATE & DISTRIBUTION CENTERS

KEA Engineers serves as MEP engineer for 195,000 s/f in NY Lincoln Equities Group retains Hollister to build whse./dist. facility

LONG ISLAND, NY — Lincoln Equities Group, one of Northeast's leading full-service real estate companies, has retained Hollister as construction manager to build a 195,000 s/f warehouse and distribution facility in the Nassau County town of Hicksville in Long Island.

"Hollister is very proud to be part of this project coming to Long Island. The demand for last mile facilities continues to rise and we are happy to be working with Lincoln Equities Group, Ware Malcomb and KEA Engineers to plan and construct this state-of-the-art facility meeting that need," Paul Gorga, industrial sector leader at Hollister.

Built on 9-acres of undeveloped land, 334 Duffy Ave. will serve as a last-mile facility



334 Duffy Ave.

to logistics companies and e-commerce retailers. The new building will feature 20 to 30 loading docks and 32-foot to 50-foot high ceilings. It will also feature modern safety and energy-efficiency systems to accommodate distributors' needs.

When complete, the new facility will attract regional and national tenants that want a

foothold in the Long Island market. It will provide them with the warehouse and distribution space their operations require which are not available in the local market.

Ware Malcomb is serving as the design firm, KEA Engineers is the MEP Engineer. 334 Duffy broke ground in the first quarter of 2019. ■

Greek Development inks 67,200 s/f lease in Bristol Industrial Park

LEVITTOWN, PA — Greek Development, a full-service industrial real estate company, has announced that Ondigo, LLC has signed a long term commitment for a 67,200 s/f of warehouse space located at 37 Runway Rd., in Levittown.

Located minutes from the Pennsylvania Tpke. and newly developed I-95 and 295 interchange, Bristol Industrial Park, leased and managed by Greek Development, totals 12 buildings encompassing 1,728,320 rentable s/f. Ondigo will occupy their portion of 182,400 s/f state-of-the-art building, inclusive of an ESFR sprinkler system, T5 Lighting, 26 loading docks, concrete dolly pads, and ample parking.

Ondigo is the sole provider of Boost Mobile branded ac-



37 Runway Rd.

cessories and distribute to approximately 10,000 Boost Mobile retail locations nationwide. They automate tedious sales tasks for salespeople and provide them with a daily personalized action list for closing

more transactions.

NAI Mertz's Adam Lashner and Jeff Licht represented Ondigo in the transaction while Jason Fisch and Patrick Reistrom represented the landlord. ■

Advanced manufacturing firm expands in Prince William Cty.

PRINCE WILLIAM CTY., VA — Mu-Del Electronics LLC, a manufacturer of high-performance radio frequency and microwave based systems, has relocated to a custom-built operations center in Prince William County. The new 19,358 s/f facility is a \$5 million investment that could spur a doubling of the company's local workforce.

Mu-Del Electronics' new location in Merritt I-66 Business Park at 7430 Merritt Park Dr. in Manassas, is within a Federal Hub Zone, which provides easy access to I-66 and U.S. Rte. 234 Bypass, just 28 miles west of Washington, DC. It now employs 30 at the new site, with the goal of hiring 30 more work-

ers by 2020.

"We look forward to attaining new business milestones as we continue to diversify our portfolio and expand our operations. Information communications technology is a tremendous growth sector and an industry in which Prince William County provides limitless advantages and opportunities," said Sami Antrazi, president, Mu-Del Electronics.

"Prince William County's strength of its workforce is bringing to bear high-tech expertise industry sectors from information communications technology to life sciences, logistics and destination breweries," said Chris Price, Prince William County Deputy County

executive and interim executive director, Department of Economic Development. "We are delighted to continue our commitment and help give rise to sophisticated technology driven enterprise, with brand leaders like Mu-Del."

"We have been located in the Manassas area for the past 20 years and look forward to continuing our business in Prince William County," said Trey Middleton, director of operations, Mu-Del Electronics in an earlier Merritt Properties press release. "As we looked at real estate options in the area, we recognized the unprecedented and significant value in teaming with Merritt Properties." ■

Why is the NJ industrial real estate . . .

continued from page 6A
at our iPhones, impulsively purchasing and expecting those goods to be delivered to our doorstep within 24 hours, these trends in the industrial world will only continue to become more prevalent. With

so few new product deliveries being absorbed as quickly as they can come online, expect pricing to remain strong.

Jordan Metz is senior vice president of Bussel Realty Corp. in Central NJ. ■

Geotechnical/environmental . . .

continued from page 8A
This multidisciplinary approach ultimately creates a more successful brownfield redevelopment outcome for

clients and the community.

David M. Winslow, Ph.D., PG, and Eugene M. Gallagher, P.E. are senior vice presidents with GZA. ■

Northeastern Pennsylvania has . . .

continued from page 14A
consistent theme. president and CEO of Penn's Northeast John L. Augustine III noted, "Currently we are experiencing the largest industrial boom that we've ever experienced." And as the demand for well positioned warehousing and

logistics facilities doesn't appear to be subsiding any time soon, the industrial market in Northeastern Pennsylvania should continue booming for the foreseeable future.

Steve Cole, SIOR is vice president of NAI Mertz of PA. ■

SIOR and SIOR Foundation focus . . .

continued from page 18A
stitutions to usher in the next generation of talented and diverse CRE professionals."

The NEXUS Cornell University program will be the very first NEXUS offering tailored specifically to CRE brokerage. Students will participate in a project focused on winning a listing assignment. With the help of industry coaches, students will be divided into teams to research all aspects of the target company, and develop and deliver listing presentations. They will present their projects to a panel of judges in the hopes of winning the assignment. The program will be jointly run by NEXUS, the Real Estate Executive Council (REEC), and Cornell University.

president Aaron Barnard, SIOR. "We are thrilled to sponsor this program and look forward to connecting with the students on campus."

In addition to sponsoring the program, SIOR members will participate in the program, serving as coaches, judges, and instructors.

"REEC is very excited to have SIOR and the SIOR Foundation join our efforts to transform the composition of the real estate industry. The REEC/SIOR/SIOR Foundation Summer Program is intended to expose teens to career options in real estate, and specifically brokerage, early enough for them to recognize it as a viable career path," said Kirk Sykes, Chairman, REEC Board of Directors. "REEC, SIOR, and the SIOR Foundation, aim to bolster the pipeline of high school, college, and post graduate students that will soon transform our industry and expose students of color to careers in real estate and brokerage." ■

"The mission of the SIOR Foundation is to educate and cultivate the next generation of commercial real estate professionals. The NEXUS Cornell University program represents an ideal partner for us in fulfilling that mission," said SIOR Foundation

Why you should partner with a qualified Structural Prime for your . . .

continued from page 22A
to remain competitive in the marketplace for many years.

At Providence Engineering, we believe that the best projects begin with lessons learned from past projects. That's why we are continually building upon our deep experience in the planning, design, and construction of distribution centers by welcoming the adoption of new technology and innovative techniques.

We recognize the challenges of the marketplace in which

our clients operate, and we strive every day to be a partner who faces those challenges as our own. Our mission is to provide reliable solutions that are constructible, affordable and timely, and results in our being both the Engineer of Choice and your Prime Design Partner for distribution centers.

Barton Foreman, PE is manager of distribution and warehouse facilities design at Providence Engineering. ■