



**1.8** million  
square  
foot

STATE-OF-THE-ART  
DISTRIBUTION CENTER

## Overcoming Land Challenges for a Class-A Facility

### Opportunity

Procter & Gamble, the world's largest consumer products company with operations in over 180 countries, needed a new warehouse capable of handling 20 percent of their out bound shipping for North America. Project requirements included proximity to the Procter & Gamble plant in Lima, Ohio, plus easy access to Cincinnati, Columbus and Indianapolis. Procter & Gamble had success working with Prologis in the Americas and Europe, and so they invited us to present our solution for their Ohio needs.

### Challenge

Procter & Gamble had identified 139 acres that were ideal from a location standpoint. However, the land presented significant construction challenges due to underlying limestone formations that can be difficult to remove, precipitate schedule delays and increase costs. The selected site also required construction of a new five-lane road to support 500 outbound and 500 inbound trucks per day, plus employee commute traffic.

### Solution

Prologis collaborated with our civil engineer and general contractor to explore alternatives for remediating the rock formations. We pushed through what seemed like limitations and identified strategies to save time and money by reducing the volume of limestone blasting required to build on the site. We also leveraged local relationships and expertise to work with Montgomery County Transportation Improvement District to construct the new road and infrastructure. Procter & Gamble selected Prologis based on the combination of the strength of our existing relationship and the work we completed upfront to understand and resolve each of the site's challenges.

#### Property

Procter & Gamble

#### Location

Dayton, Ohio  
United States

#### Building Type

Build-to-Suit

#### Size

1,791,246 square feet

#### Key Features

- Located adjacent to Dayton airport
- 25,200 square feet of office space
- 230 docks with hydraulic levelers
- 645 trailer spaces
- 756 car parking spots