



## An Industry-Leading Landbank: BMW's Build-to-Suit Logistics Hub in Bruckberg, Germany

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*"We are convinced that we can offer our clients better service across the world by doing this and that we can supply them with necessary parts as quickly as possible from Lower Bavaria."*

<b>customer:</b>	BMW
<b>industry:</b>	Automotive
<b>location:</b>	Bruckberg, Germany
<b>size:</b>	144,000 m <sup>2</sup>
<b>delivery date:</b>	March 2016

### challenge

The millions of BMW and MINI automobiles and motorcycles on roads worldwide are built from approximately 300,000 different parts or item numbers. Replacements and accessories that are rarely requested have long storage periods, but they need to be distributed quickly when demanded. For these parts, BMW required a build-to-suit distribution center with sufficient space and a good connection to the road network in close proximity to its headquarters in Munich. Over 90% of orders, from BMW classics to small washers and large engine hoods, are urgent. BMW needed a warehouse to improve the speed and efficiency of the group's aftersales logistics, helping them offer their customers better global service.

### solution

Prologis' industry-leading landbank of prime real estate in key locations gave BMW the opportunity to pick a site that could serve their clients across the world all from one spot. The company had a relatively short construction timeframe—April 2015 to March 16—and we were able to bypass availability, purchasing and permitting hurdles by offering BMW a 144,000 m<sup>2</sup> build-to-suit warehouse in Bruckberg, Germany. Our team of multi-disciplinary internal experts identified the need for both primary and subsidiary warehouses to hold BMW auto parts, as well as a 5,500 m<sup>2</sup> office building for its employees. The land built on stretched across an area the approximate size of 35 soccer fields. BMW was satisfied with Prologis' ability to provide a suitable location within their tight timeline, and they can now serve customers globally from this site in Lower Bavaria.

**built on trust, build-to-suit**

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