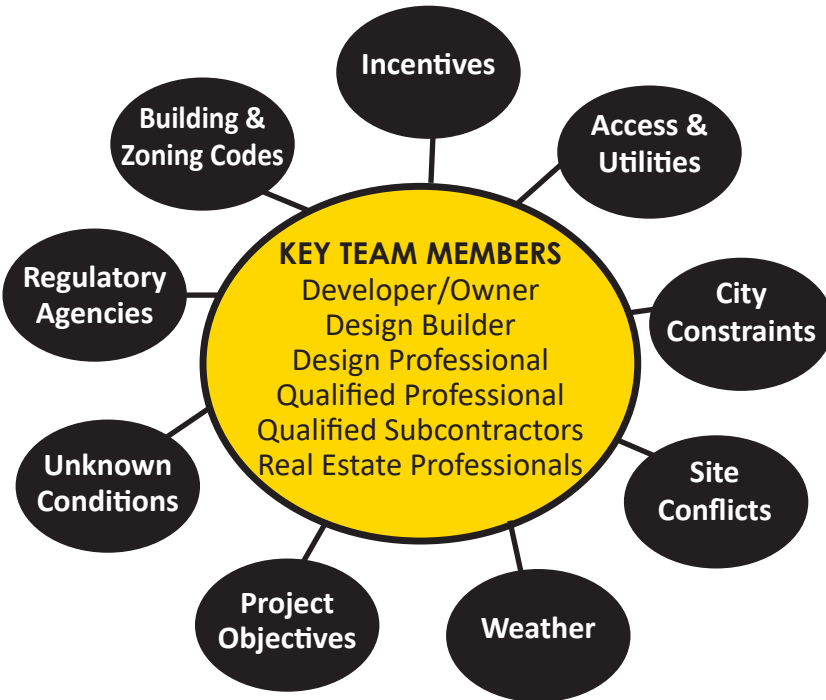


# INDUSTRIAL WAREHOUSE DETAILS / TIPS FOR SUCCESS

## TIP #1 / Team Members & Challenges



## TIP #3 / Building Considerations

### KEY CONSIDERATIONS

- Bay spacing
- Racking and material handling
- Truck dock and trailer space needs
- Security
- Auto & truck vehicle access separations
- Interior clear heights
- Lighting levels
- Heating and cooling requirements
- Floor loading
- Truck dock doors
- Dock lights
- Dock restraints
- Dock leveler capacity and type
- Dock door frequency
- Optimal speed bay depths
- Interior safety

### OPTIONAL CONSIDERATIONS

- Operating energy efficiencies
- Certification from independent third party associations of environmentally friendly projects (LEED)
- Sky light or clerestory indirect lighting
- Natural ventilation
- Employee amenities



## TIP #2 / Identify Site Criteria

- Location and community
- Trained work force availability
- Transportation of raw and finished product
- Queue time to and from locations
- Available public utilities
- Available public transportation
- Redundant power
- Fiber optic infrastructure
- Adjacent public road jurisdictions & weight limits
- Land architectural and use covenants
- Easements
- Zoning
- Height restrictions
- Similar projects in the area

Industrial Speculative Construction Drill Down | May 2018

**Collaborative Project Example /** Rock Run XIV | Joliet, IL

**IDI Logistics**



**Key Team Members**

- IDI LOGISTICS | *Developer*
- PEAK CONSTRUCTION CORPORATION | *Design Build GC*
- SPARKS ARCHITECTS, INC | *Architect*
- JACOB & HEFNER ASSOCIATES | *Civil Engineer*
- AVISON YOUNG | *Real Estate Services*
- SCURTO CEMENT CONSTRUCTION | *Subcontractor*
- ATMI PRECAST, INC. | *Subcontractor*
- ALL AMERICAN EXTERIOR SOLUTIONS | *Subcontractor*
- SHAMBAUGH & SON | *Subcontractor*

*“Putting together a team of professionals that share a common goal and that you can trust is very important for a successful project. This team of professionals has a history of success together.”*

**Jeffrey C. Smith, P.E.**

**Vice President, Development | IDI Logistics**

**Site Features**

- Building Size: 291,728 sf
- Land Size: +/- 15.3 acres
- Ceiling Height: 36' Clear
- Dock Doors: 38 Dock High (Expandable)  
2 Drive-in-Doors
- Trailer Parking: 88 Stalls
- Sprinkler: ESFR
- Power: 2-1200 Amp Services
- Flooring: Jointless 6" Ductilcrete™ Floor Slab

**Building Amenities**

Off-site Natural Detention, R-14 Overhead Doors, Low Energy LED Motion Activated Lighting, High Efficiency Gas Fire Makeup Air Heating System, Interior Roof Drains, White-Primed Metal Deck and Skylights

**Contact PEAK Construction To Learn More About Industrial Design Build**