

AMB Prologis

AMB PROLOGIS

Build-to-Suit Distribution Center Unmatched in Size and Location in the Pacific Northwest



Client Need

AMB Property Corporation (now Prologis) had acquired a 39.5-acre site from Boeing for development of a new 766,245 SF speculative warehouse distribution center in Auburn, WA . Scott Price of Neil Walter Company, who represented AMB in the site selection, recommended The Benaroya Company to develop AMB's new build-to-suit facility because of our deep expertise and streamlined structure which enables us to easily accommodate changes requested by the client during the development process.

Solution

The Benaroya Company was selected to be the fee developer for two warehouse buildings totaling 766,245 SF for AMB Property Corporation.

Challenges

Our team demolished a portion of the former Boeing building in order to mitigate environmental issues associated with the building. We also needed to resolve the shared utilities with Boeing's other buildings on the campus. During the course of construction, AMB signed General Electric as a tenant which changed the specifications including the need to add rail. We re-configured the building to accommodate rail and got approval from the City of Auburn for a rail spur for the site.

Results

The re-configured distribution facility was completed meeting AMB's revised specifications and budget. At the time, the property was unmatched in both location and in size for new industrial projects in the Northwestern United States. The AMB Valley Distribution Center is strategically located in the center of Kent Valley between the Ports of Seattle and Tacoma, with immediate freeway access to I-5, SR-167 and I-405, the major transportation corridors of the Seattle metro area. The project was a great success for AMB with one 274,875 SF building preleased to General Electric before completion of construction and with DHL Excel Supply Chain leasing the other 491,370 SF building shortly thereafter.