

LANGAN COLD STORAGE INDUSTRY QUALIFICATIONS

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Technical Excellence Practical Experience Client Responsiveness



FREEZPAK COLD STORAGE FACILITY

Location: Newark & Elizabeth, NJ
Client: Elberon Development Company
Architect: Ware Malcomb
Partner: Industrial Building Group
Services: Site/Civil, Surveying/Geospatial, Geotechnical, Environmental,
Landscape Architecture

OVERVIEW

FreezPak Logistics, Elberon Development Group and Fidelco Realty are redeveloping a vacant lot into a state-of-the-art, freezer warehouse on the border of Elizabeth and Newark, NJ. The 140,000-SF warehouse includes 18 docks, 46 car-parking stalls, and 25 trailer-parking stalls. Langan addressed many key issues once the site was approved for a temperature-controlled warehouse, including extensive stormwater quantity and quality control, NJDOT Jurisdiction, and Amtrak approval as part of the site lot is owned by Amtrak. The Langan team coordinated with Plug Power engineers to provide a hydrogen station and storage.

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Credit: Cybul Cybul Wilhelm Architects

FRESHDIRECT CORPORATE HEADQUARTERS

Location:	Bronx, NY
Client:	FreshDirect
Architect:	Cybul Cybul Wilhelm Architects
Partner:	Sterling Property Development, Schimenti Construction Company
Services:	Geotechnical, Environmental, Site/Civil

OVERVIEW

This three-story, 650,000-SF food processing, distribution, and corporate headquarters facility includes a refrigerated warehouse, office space, loading docks, access roads, sidewalks, stormwater drainage and utilities, and approximately 115,000 SF of underground parking. Langan helped the client choose between two locations initially being considered for development. We also provided existing survey, geotechnical, and environmental information from our database and completed a due diligence study, which compared items such as foundation systems, groundwater control, and the needs for construction monitoring and pre-construction surveying. Following site selection and due diligence, Langan's site/civil engineers provided schematic through final site design, permitting, and construction administration services.

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TROPICANA WAREHOUSE EXPANSION

Location: Jersey City, NJ
Client: Tropicana
Services: Site/Civil, Geotechnical, Surveying/Geospatial

OVERVIEW

Langan provided site/civil, geotechnical, and topographic surveying services for a 70,000-SF warehouse expansion to provide additional intermodal distribution capacity at Tropicana's facility. The site plan design included improvements in the overall site circulation and the additional building footprint. Langan prepared an efficient pile design and was responsible for pile load test inspection and pile installation inspection during construction.

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SEAFRIGO II

Location: Elizabeth, NJ
Client: E&A Ventures, LLC
Architect: RKB Architects
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial,
Landscape Architecture, Traffic & Transportation, Natural
Resources & Permitting

OVERVIEW

This 140,000-SF refrigerated warehouse, occupied by Seafrigo, sits on approximately 10.78 acres and is near the New Jersey Turnpike, Newark Liberty International Airport, and Elizabeth Seaport. Langan provided survey, site/civil, environmental, geotechnical, landscape architecture, and traffic services. Langan's major challenges included coordination with PSE&G for the relocation of above-ground utilities, vacation of a portion of Henry Street, and coordination with city engineers on a mutually beneficial stormwater management approach.

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