

LANGAN WAREHOUSE AND INDUSTRIAL EXPERIENCE



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PORSCHE NORTHEAST REGIONAL SUPPORT CENTER

Location: Palmer Township, PA
Client: IDI, Inc.
Services: Site/Civil, Traffic & Transportation, Landscape Architecture,
Traditional Surveying

OVERVIEW

The first project within the Charles Chrin Commerce Center challenged Langan to implement sustainable design and construction strategies in order to achieve a LEED Gold certification.

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SEAFRIGO II

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

OVERVIEW

This 130,000-SF refrigerated warehouse, occupied by Seafrigo, sits on approximately 10.78 acres and is near the NJ Turnpike, Newark Liberty International Airport, and the 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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KTR WAREHOUSE DEVELOPMENT

Location: Washington Township, Mercer County, NJ
Client: KTR Capital Partners, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan developed a site layout to overcome several constraints and provide the maximum building square footage for the client. This resulted in an 111,300-SF building on the northern lot and an impressive 905,000-SF building on the southern lot. Design constraints included 15 acres of wetlands, an unstudied flood plain, a 16-inch diameter water main in the middle of the site, high voltage electric lines and associated easements, and close proximity to a residence. Langan performed a flood study and net fill calculations to obtain a NJDEP Stream Encroachment Permit. We also designed the site lighting and landscaped buffer behind the West Manor Way residence to address all of the property owner's concerns.

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SORTATION CENTER - TETERBORO

Location: Teterboro, NJ
Client: Confidential
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan performed site/civil, traffic, geotechnical, and local permitting assistance for an existing facility located in Teterboro, New Jersey. The proposed development included interior building modifications to convert the existing facility to a sortation center with a delivery service component. The project required exterior site improvements, including the addition of loading docks and the reconfiguration of truck/car parking areas. Langan also went through extensive permitting with the NJDEP, as the entire site is located within the floodplain.

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MATRIX BUSINESS PARK AT 7A

Location: Robbinsville, NJ
Client: KTR Capital Partners, Matrix Development Group, CB Richard Ellis
Services: Site/Civil, Geotechnical, Traffic & Transportation, Surveying/Geospatial, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

Located just minutes from exit 7A of the New Jersey Turnpike, the Matrix Business Park has become prime real estate for the industrial/distribution market in New Jersey. Langan's involvement with the Matrix Business Park at 7A began in 2005 with the design, permitting, and construction administration of an approximately 900,000-SF distribution center for KTR Capital Partners in the western portion of the park. Langan then designed and permitted three speculative facilities in the eastern portion of the park. Langan performed detailed site development design of the three additional facilities, totaling approximately 1.65-million-SF of floor space, and obtained the required entitlements from the Township, County, State, and local soil conservation district. To date, Langan is responsible for the design, permitting, and construction administration of five of the distribution facilities in the park totaling 2.8-million SF of floor space.

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GOYA FOODS HEADQUARTERS

Location: Jersey City, NJ
Client: Goya 75th Urban Renewal Co., LLC
Partner: Rockefeller Development Group, RC Andersen
Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional Surveying, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

The new headquarters consists of an approximately 615,000-SF warehouse on a 40-acre site. Langan provided site/civil, geotechnical, surveying, traffic engineering, landscape architecture, and natural resources permitting services. Our multi-disciplined approach greatly simplified a complex development process, thereby bringing great value to Goya. Additionally, Langan recommended a concrete modulus column subgrade improvement program, which was designed to support a high slab loading with a minimal settlement tolerance. This solution saved approximately \$8 million as compared to a standard deep pile foundation.

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CRANBURY LOGISTICS CENTER

Location: Cranbury, NJ
Client: Cranbury Brickyard, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan prepared a general development plan submission for this 395-acre parcel adjacent to the New Jersey Turnpike. Langan's integrated team of site/civil, geotechnical and environmental engineers and scientists prepared a design to construct 2.8 million SF of warehouse distribution on approximately 150 acres of the site. The full build-out of the business park includes three cross-dock warehouse buildings and is one of the largest wetland mitigation projects in state history. Proper remediation of the site required impact to nearly 50 acres of contaminated wetlands. In order to minimize impacts to forested areas, sparsely vegetated uplands were excavated to form shallow concave grades to allow water to accumulate in these areas, creating an amphibian habitat. An extended 10-acre stormwater basin was also used to create additional wetlands mitigation by designing planting shelves and islands within the basins to allow for wetland plantings to grow.

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CRATE & BARREL DISTRIBUTION CENTER

Location: Cranbury, NJ
Client: Rockefeller Group Development Corp.
Services: Site/Civil, Geotechnical, Landscape Architecture

OVERVIEW

The Crate & Barrel Distribution Center located on Half Acre Road in Cranbury, NJ consists of two buildings - a 300,000± SF warehouse and a 375,000± SF warehouse (expandable to 650,000± SF) with a Crate & Barrel Outlet store. Notable project features included a fast-track design/permitting schedule and the incorporation of a two-phase construction schedule.

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BURLINGTON NECK WAREHOUSE REDEVELOPMENT

Location: Burlington, NJ
Client: Viridian Partners
Services: Site/Civil, Environmental, Landscape Architecture

OVERVIEW

Langan helped engineer the redevelopment of the 130-acre former Hercules Burlington Plant, which ceased manufacturing operations in 1992, into four new warehouses totaling 1.69 million SF. The site required environmental remediation and is now capped with processed dredged material (PDM) under the supervision of NJDEP. Approximately 300,000 cubic yards of PDM were used to raise grades necessary for site development. With the help of Langan, a new stormwater management system design enabled preliminary 'pad ready' construction to continue after a failed attempt to construct two wet ponds near the Delaware River.

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FULFILLMENT CENTER - LOGAN TOWNSHIP

Location: Logan Township, NJ
Client: Dermody Properties
Architect: Ford & Associates Architects, Inc.
Services: Site/Civil, Geotechnical, Natural Resources & Permitting,
Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Logan Township, New Jersey. Design services included layout of the one million-square foot distribution center along with 1,500± passenger vehicle parking stalls, a truck court, and modifications to existing stormwater management basins. The project posed several unique challenges, including frontage improvements, NJDEP Land Use permitting, a lack of sanitary sewer and water and a significant amount of coordination with the various regulatory agencies (Logan Township, NJDEP, NJAW, LTMUA, Gloucester County, USACE, Gloucester County Soil Conservation District, and Tidelands Bureau).

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BLACKHAWK WAREHOUSE FACILITY

Location: Town of Hamptonburgh, NY
Client: Blackhawk Development, LLC
Services: Site/Civil, Geotechnical, Landscape Architecture,
Environmental, Surveying/Geospatial

OVERVIEW

Blackhawk Development, LLC proposed to subdivide and develop 37 acres of an 82-acre lot and construct a one-story, 340,782-SF warehouse facility within the Hudson Crossing Complex. The warehouse facility includes approximately 23,126 SF of administrative offices, 45,320 SF of loading area, and the remainder is warehouse space. Langan provided site/civil engineering, geotechnical engineering, landscape architecture, environmental, surveying, permitting, and construction administration services. We prepared the topographic and boundary map, subdivision plat, site design, landscape and lighting design, and permitting of the warehouse facility. Langan worked closely with the Town of Hamptonburgh to complete the Generic State Environmental Quality Review Act (SEQRA) Findings Statement consistency compliance review process.

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DISTRIBUTION FACILITY - LONG ISLAND CITY

Location: Long Island City, NY
Client: SunCap Property Group
Services: Site/Civil, Geotechnical, Environmental, Earthquake/Seismic

OVERVIEW

Langan's multi-disciplined team of engineers provided due diligence, survey, site/civil, geotechnical, seismic, environmental, and waterfront engineering services for the 8.8-acre distribution facility located at 29-01 Borden Avenue, in the Borough of Queens, New York. The development consolidated two lots, involved the demolition of two warehouses, and the construction of a new parcel distribution facility. The proximity of the site to Long Island Expressway offers the distributor key access to Manhattan.

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FULFILLMENT CENTER - WINDSOR

Location: Windsor, CT
Client: KTR Capital
Services: Site/Civil, Geotechnical, Traffic & Transportation, Landscape
Architecture, Traditional Surveying

OVERVIEW

Langan provided multiple services to KTR Capital for the development of a 1.3-million-SF distribution warehouse in Windsor, Connecticut. Langan worked closely with the town to develop an entitlement schedule to meet the project's aggressive requirements, which included public outreach to neighbors, a public hearing for work within the upland review area, a text amendment for parking, public hearing for subdivision, and site plan approval. The project also required a Major Traffic Generator Certificate from the Office of State Traffic Administration. Additionally, Langan provided traffic engineering, utility design, stormwater management design, landscape and lighting design, and due diligence services.

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FULFILLMENT CENTER - FALL RIVER

Location: Fall River, MA
Client: Clarion Partners, Trammell Crow Company
Architect: MacGregor Associates Architects
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial,
Landscape Architecture

OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Fall River. Design services included layout of the one million SF distribution center along with 1,500± passenger vehicle parking stalls, a truck court, a rain garden, and a stormwater management basin. Langan met the water quality requirements for the site by designing a rain garden and stormwater management basin as opposed to using numerous expensive water quality manufactured treatment devices. Langan quickly and efficiently prepared and delivered a site plan submission to the regulatory agencies and approvals were obtained in short order, with few comments and very minor revisions.

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DISTRIBUTION CENTER - FLORIDA

Location: Palm Beach County, FL
Client: Sun Cap
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation

OVERVIEW

Located on a 27-acre site, this project includes a 250,000-SF building, a 3.5-acre lake, 450 parking spaces, an 8-inch diameter water distribution loop, a 2,000-LF, 6-inch diameter sanitary sewer force main extension, and submersible sanitary sewer lift station. Langan prepared site plan documents and processed the plans through the Palm Beach County site plan approval process. The main challenge associated with the project was the compressed site plan approval time schedule required by the client. Langan obtained the site plan approval in 4 months.

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FULFILLMENT CENTER - FLORIDA

Location: Opa-Locka, FL
Client: Clarion Partners, Foundry Commercial
Architect: Macgregor Associates Architects
Services: Site/Civil, Environmental

OVERVIEW

Langan is providing site/civil engineering and environmental assessments for a new 850,000-SF fulfillment center in the Carrie Meek International Business Park, located right outside Miami. The fulfillment center will span over 90 acres and will be the largest building in the business park. Langan assisted with Phase I and II Environmental Site Assessments, and asbestos surveys for the existing buildings. We also designing the sanitary sewer pumping station as a submersible pumping station, which is being coordinated with the architect. Langan will process the plans for the sanitary sewer pumping station through MDWASD, the DERM Wastewater Section and the County Building Department.

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FLAGLER STATION BUILDING 34

Location: Miami, FL
Client: Flagler Global Logistics
Services: Site/Civil

OVERVIEW

Flagler Station Building 34 is a 252,000-SF warehouse located on a 13-acre vacant parcel in the Flagler Station industrial park. Langan provided utility design, which included water services and a minor sanitary sewer main extension, and stormwater management design permitted through the South Florida Water Management District.

Additional services included site layout assistance, truck circulation analysis and permitting services through various regulatory agencies operating Miami-Dade County

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PROJECT BARK FULFILLMENT CENTER

Location: Euclid, OH
Client: Confidential
Architect: Macgregor Associates Architects
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial, Landscape Architecture

OVERVIEW

The Project Bark Fulfillment Center involved redevelopment of the former Euclid Square Mall into an e-commerce fulfillment center. The entire mall and several outparcels on the 70-acre site were demolished to make way for the new 855,000-SF warehouse. Langan provided a full range of services on the project from due diligence through construction to help shave several months off the typical project delivery timeline. The fast-track nature of the project, and the aspects associated with redevelopment of a former mall site, required the close integration of survey, geotechnical, environmental, site/civil and traffic services. We will be providing full site/civil services from the lot fit stage through design and construction documents.

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PROJECT GOLIATH FULFILLMENT CENTER

Location: Cuyahoga County, OH
Client: Confidential
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial

OVERVIEW

The Project Goliath Fulfillment Center involved redevelopment of the former Randall Park Mall in North Randall into an e-commerce fulfillment center. The former mall was the largest in the world when it was constructed, but later began to decline and eventually closed in 2009. Three former anchor store buildings that remained on the 70-acre site were demolished during the due diligence phase to make way for the new 855,000-SF warehouse. Langan provided a full range of services on the project from due diligence through construction to help shave several months off the typical project delivery timeline. The fast-track nature of the project, and the aspects associated with redevelopment of a former mall site, required the close integration of survey, geotechnical, environmental, site/civil and traffic services.

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FULFILLMENT CENTER - DENVER

Location: Aurora, CO
Client: Prologis
Architect: Ford & Associates Architects
Services: Site/Civil, Traffic & Transportation

OVERVIEW

Langan provided site/civil and traffic engineering services for the design and construction of the fulfillment center in the Prologis Park 70 Distribution Park. Design services included layout of the 1 million SF distribution center, 1,000 passenger-vehicle parking stalls, a truck court with 450 trailer parking stalls, and associated utility infrastructure improvements. Langan also prepared a traffic impact study for the developer and regulatory agencies. The tenant's deadline for occupying the building resulted in a very tight project schedule for the design, permitting, and construction phases. Langan was able to quickly and efficiently prepare and deliver a site plan to the regulatory agencies, which approved the plans within the tight scheduling requirements.

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