

## WAREHOUSE AND INDUSTRIAL EXPERIENCE



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NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO  
WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA

As a premier provider of integrated land development engineering and environmental consulting services for challenging projects around the world, Langan brings an unmatched expertise in the development of engineering solutions for new facilities and the refurbishment of existing warehouse, industrial and distribution facilities. Major clients include e-commerce, automotive, retail, grocery, and pharmaceutical companies.

Langan works directly with the client to assure that the projects are designed to best benefit the needs of their end users. Our experienced engineers and scientists go above and beyond to ensure that all milestones, budgets and client expectations are met for each of our projects. These types of developments involve coordination with many different entities, including the town, permitting authorities and other governing agencies depending upon the location. We strive to provide efficient service to meet the needs of our clients.

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## FULFILLMENT CENTER - DENVER, CO

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.

### AWARDS

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## ELIZABETH LOGISTICS CENTER

Location: City of Elizabeth, NJ  
Client: Clarion Partners, Viridian Partners  
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture

### OVERVIEW

To meet demand for warehousing close to the Port of Elizabeth, Langan obtained approvals for a new 290,400-SF warehouse development. The new development is conveniently located south of Newark Airport and just off exit 13A of the New Jersey Turnpike. The site design was challenging because of many limitations ranging from soil conditions to regulatory requirements. Langan obtained Site Plan approval from the City of Elizabeth, which required a use variance and parking variance. The zoning required 900 parking spaces whereas a variance for 140, much closer to the anticipated need, was approved. A Stream Encroachment Permit and a Freshwater Wetlands Permit were obtained from NJDEP. A stream study using Hec-Ras was performed to obtain the NJDEP approvals. Soil Erosion and Sediment Control approval was also obtained.

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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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## ROCKEFELLER LOGISTICS CENTER

Location: Piscataway, NJ  
Client: Rockefeller Group, Lincoln Equities Group  
Architect: M+H Architects  
Services: Site/Civil, Natural Resources & Permitting, Landscape  
Architecture, Geotechnical, Traffic & Transportation,  
Surveying/Geospatial

### OVERVIEW

Langan provided a variety of services for the design and construction of the Rockefeller Logistics Center in Piscataway, New Jersey. The site was initially purchased by Lincoln Equities Group, who obtained industrial warehouse approvals, and then sold the property to Rockefeller Group, who reconfigured the project design. The project includes approximately 2.1 million SF of state-of-the-art distribution and fulfillment space, with multiple building footprints ranging in size from 200,000 to 725,000 SF and building clear heights as high as 40 feet with ample loading docks and cross-dock layout. Just one mile from I-287, the former brownfield site is now one of the largest Class A distribution parks in the region.

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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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## MATRIX BUSINESS PARK AT NEWBURGH

Location: Newburgh, NY  
Client: Matrix Development Group  
Services: Site/Civil, Geotechnical, Traffic & Transportation,  
Surveying/Geospatial, Landscape Architecture, Natural  
Resources & Permitting

### OVERVIEW

Matrix Development is developing a 69-acre property in the Hudson Valley near major highways Route 17, I-84, and I-87. The project includes a 565,320-SF multi-tenant distribution warehouse. The tenants are AmersourceBergen, a Fortune 500 company and leading global pharmaceutical sourcing and distribution company, and Amscan, the largest designer, manufacturer and distributor of decorated party goods in the world. In addition to the standard site improvements associated with a warehouse development such as parking, utilities, loading, lighting, and landscaping; this project also included additional challenges such as a quarter-mile long winding driveway, steep slopes, excess of 500,000 cubic yards of earthwork, 120-foot grade change, and wetland permitting.

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## 2505 BRUCKNER BOULEVARD

Location:	Bronx, NY
Client:	Innovo Property Group
Architect:	KSS Architects
Partner:	Sterling Project Development Group, LLC, WSP USA, Syska Hennessy Group, LLC, Aurora Contracting
Services:	Environmental, Geotechnical, Site/Civil, Natural Resources & Permitting, Traffic & Transportation

### OVERVIEW

2505 Bruckner is a state-of-the-art urban logistics facility that delivers access to over 9.4 million people in a 15-mile radius. The 2-story warehouse is 840,000 SF with an adjacent 40,000-SF parking garage and 159,000-SF elevated truck court structure. Langan performed a geotechnical subsurface investigation consisting of drilled and cone probe borings that satisfied the New York City Building Code (NYCBC) and provided valuable soil and rock information for foundation design on this challenging site. Langan engaged in foundation and site/civil design efforts with the project design team and worked through significant coordination challenges. Langan also performed a site-specific seismic study for the site to assist the structural engineer with foundation design. The project required significant permitting efforts with various regulatory agencies, including the New York State Department of Transportation (NYSDOT), New York City Department of Buildings (NYCDOB), New York State Department of Environmental Conservation and others.

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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 - 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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## 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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## LEHIGH VALLEY INDUSTRIAL PARK VII - LOT 61

Location: Bethlehem, PA  
Client: Trammell Crow, Clarion Partners  
Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying,  
Landscape Architecture

### OVERVIEW

Lot 61 is a 39.4 acre former brownfield site previously owned by the Bethlehem Steel Corporation. The former facility was used as a processing and staging space for the re-use of slag material, as well as a dumping ground for slag, coke tars, and other byproducts of the steel making process.

Trammell Crow Company is developing this property into a 677,000 SF warehouse with associated site improvements. In addition to complete site/civil design services, Langan provided detailed stormwater and erosion & sediment pollution control plans, as well the design of an environmental cap for the site and a vapor mitigation system for the building. Langan also performed site lighting and landscaping design, geotechnical design, and deep dynamic compaction field inspection services for this project.

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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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## 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 - NORTH ANDOVER

Location: North Andover, MA  
Client: Hillwood  
Architect: MacGregor Associates Architecture  
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Surveying/Geospatial, Traffic & Transportation

### OVERVIEW

Langan is providing due diligence, permitting assistance and construction phase assistance for this fulfillment center in North Andover, MA. The project consists of the demolition of a portion of an existing 1-million-SF manufacturing facility, relocation of an approximately 4-acre solar field and construction of a 3.8-million-SF distribution facility.

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## FULFILLMENT CENTER - THORNTON, CO

Location: Thornton, CO  
Client: Trammell Crow Company , Clarion Partners  
Services: Site/Civil, Natural Resources & Permitting

### OVERVIEW

Langan provided multi-disciplined engineering and permitting services for this three-story, 855,000-SF sort fulfillment center. Our work started with conceptual site planning and will finish with the completion of construction. Langan was responsible for site/civil engineering for the project site, roadway and infrastructure design for three new city streets, traffic engineering and permitting with the Army Corps of Engineers and the Urban Drainage and Flood Control District. We also designed the relocation of an irrigation canal that traversed the site to avoid conflicts with the preferred site layout.

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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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## FULFILLMENT CENTER - TROUTDALE

Location: Troutdale, OR  
Client: Clarion Partners, Trammell Crow Company  
Architect: Macgregor Associate Architects  
Services: Site/Civil

### OVERVIEW

This 857,470-SF single-story warehouse and office facility is the home of an online order fulfillment center. The facility includes a large, open, 4-level structure and a process mezzanine and sits on a 74-acre parcel of a former Superfund site about 15 miles east of Portland. Langan performed complete site/civil engineering services during the conceptual, design, permitting, and construction phases of the project. Our team developed a stormwater management design that was aligned with North Troutdale Storm Drainage Master Plan and fulfilled city and state requirements. To address the concerns of the Multnomah County Drainage District regarding increased volume of stormwater, we also performed a hydrologic and hydraulic analysis of the Salmon Creek.

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## MIDPOINT MIAMI LOGISTICS PARK

Location: Miami, FL  
Client: Foundry Commercial  
Services: Site/Civil, Environmental, Traffic & Transportation

### OVERVIEW

Midpoint Miami Logistics Park is a 311,000 SF speculative warehouse located on an 18-acre site. Langan is providing multidisciplinary services for due diligence and construction plan approval, including completion of an environmental site assessment, identification of contaminated areas, and preparation of a soil management plan. We are also assisting with closure through engineering and institutional controls, developing the stormwater management system to avoid areas impacted by historical onsite fill and regional impaired water quality, and designing required offsite roadway and utility improvements.

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