

WAREHOUSE & INDUSTRIAL



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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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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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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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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. The site is contaminated with Materials of Explosive Concern as a result of an explosion that occurred at the Unexcelled Chemical Corporation in 1954. 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 that is contaminated. 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.

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ACCURATE BOX

Location: Paterson, NJ
Client: Accurate Box Company, Inc.
Services: Environmental, Surveying/Geospatial, Geotechnical, Site/Civil

OVERVIEW

Accurate Box, one of the largest independent manufacturers of high-quality laminated packaging in the US, is a 73-year old family-owned business based in Paterson, NJ. Accurate Box called on Langan to help expand their headquarters to over 300,000 SF, so that they could continue to grow and increase much needed employment in the City of Paterson. Langan faced several technical challenges that required innovative approaches to resolving the unique conditions encountered during construction. Environmental considerations also increased the complexity of construction. A number of unanticipated underground storage tanks were identified, removed, and reported to the NJDEP.

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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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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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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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324 HALF ACRE ROAD WAREHOUSE

Location: Cranbury, NJ
Client: Rockefeller Group Development Corp.
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture, Natural Resources & Permitting, Traditional Surveying

OVERVIEW

Langan provided engineering, landscape architecture, surveying, wetland permitting, and environmental services for this 680,000± SF spec warehouse. The site was formerly the home of a manufacturing and research facility, and Langan provided detailed phasing plans for regulatory approvals and construction to incorporate several remaining buildings and the accompanying utility infrastructure. Langan was also responsive to meeting the critical scheduling needs of the client.

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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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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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COLGATE-PALMOLIVE PLANT DEMOLITION

Location: Mexico City, Mexico
Client: Colgate-Palmolive
Services: Demolition, Site/Civil

OVERVIEW

The Colgate-Palmolive Plant site encompasses approximately 6.5 hectares and contains 18 interconnected buildings, varying from one to six stories in height and totaling 1,325,000 square feet. The site also includes tank farms, silos, a wastewater plant, a 30-meter smokestack, an elevated water tank, and an abandoned rail line. Langan provided site observation and recommendations to improve the demolition efficiency and operations, specifically during the building and smokestack demolition.

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MATRIX GLOBAL LOGISTICS PARK - STATEN ISLAND

Location: Staten Island, NY
Client: Matrix Development Group, SIMD
Services: Site/Civil, Geotechnical

OVERVIEW

Matrix is developing a logistics Park on the West Shore of Staten Island. The former Staten Island Marine Development (SIMD) property will have four industrial and distribution buildings, including an Amazon fulfillment center and an IKEA warehouse. Langan provided site/civil and geotechnical engineering, environmental planning services, and obtained the site development approvals. Because the site does not front on a NYCDEP sanitary sewer, our utility scope included design and NYSDOT, NYCDOT, NYCDEP, and NYSDEC approvals of a mile-long sanitary sewer force main, which lies under the West Shore Expressway and in a NYC street. Our geotechnical engineers compiled historic information, new investigations, and robust analysis to streamline the foundation approval process and reduce the time and expense of a full field investigation.

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FULLFILLMENT 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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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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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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SWIFT FACTORY

Location: Hartford, CT
Client: Bruner/Cott & Associates, Inc.
Architect: Bruner/Cott & Associates, Inc.
Partner: Community Solutions
Services: Site/Civil

OVERVIEW

The Swift Factory complex served as the economic engine of the Northeast Hartford community for more than 100 years before its closure in 2005. The historic, industrial brownfield site contains the former M. Swift and Sons factory, the historical manufacturers of gold leaf and other pressed metals, as well as two homes on a site totaling 2.6 acres. Community Solutions is re-purposing the facility into a multi-purpose community hub to improve health and create jobs for the neighborhood residents. Langan provided engineering services including site, grading, utilities, and drainage design. We performed the site design around the constraints of renovating an existing building.

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DIETZ & WATSON HEADQUARTERS EXPANSION

Location: Philadelphia, PA
Client: Dietz & Watson
Architect: Architetra
Services: Site/Civil, Geotechnical, Environmental, Landscape
Architecture, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

After a devastating fire, the Dietz & Watson deli products distribution plant in Delanco, NJ was forced to find a new place to call home. The food industry giant opted to return to their roots in the city of Philadelphia and expand upon their existing 22-acre corporate headquarters. The expansion will include a new 200,000-SF enhancement of its corporate headquarters and manufacturing facility, and a new fleet-maintenance facility. Langan provided site/civil, environmental, geotechnical and traffic engineering; landscape architecture; and survey services in the redevelopment of a portion of the former Frankford Arsenal site along the Delaware River. Langan's brownfield redevelopment experience and regulatory expertise contributed to the accelerated permitting schedule.

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