



Atlas Cold Storage

When North America's second-largest cold storage company required a new warehouse that could hold ice cream at a consistent 20 degrees below zero, it sought a facility whose specifications were anything but plain vanilla.

The Challenge

To satisfy the growing frozen food storage requirements of a major retail customer, Toronto-based Atlas Cold Storage turned to First Industrial Realty Trust for a new temperature-controlled distribution facility in the Midwest that would meet exacting technical specs — and accommodate an aggressive timetable that required the facility to be completed within six months.

Our Approach

Having developed several facilities in the Indianapolis area, including a half-million sf. distribution center adjacent to Atlas' site in Pendleton, Ind., First Industrial's team drew on local market knowledge to ensure that construction of Atlas' 159,000 sf. build-to-suit — the latest addition to the company's 50-plus facility network — moved forward at an accelerated pace.

In addition to providing an expansion option that would double the space, First Industrial designed into the facility cutting-edge systems to handle the unique demands of ice cream distribution: advanced HVAC equipment, custom roofing and flooring, and heavy-duty insulation throughout to maintain the product's temperature at 20 below from facility to dock to refrigerated truck.

The Outcome

By relying on an experienced real estate provider to build a highly specialized distribution center and leasing it over a 10-year term, Atlas Cold Storage was able to meet the expanding "cold chain" needs of a valued customer while cost-effectively adding a modern facility to its growing U.S. network.

Development

Acquisition
Multi-Market
Sale Leaseback



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