



Uponor, Inc.

Looking to build a new, environmentally conscious distribution center to meet LEED® requirements, this leading supplier of PEX-based radiant floor heating and cooling, plumbing and fire safety systems designed a facility from the inside out — incorporating its own energy-efficient products.

The Challenge

The North American division of Finland-based Uponor, an international supplier to residential and commercial building markets, wanted to upgrade its existing distribution center with a new location and design that would enhance its supply chain, serve as a showplace — and conserve energy in as many ways possible.

Our Approach

First Industrial Realty Trust owned an 18.2-acre site in Lakeville, Minn., whose location less than two miles from the NAFTA Highway (I-35) offered convenient transportation access and proximity to its headquarters — enabling Uponor to reduce the environmental impact of its supply chain. The selected site also allowed for outside storage, potential rail service and expansion capability.

First Industrial next constructed a 285,000 s.f. sustainable development that built Uponor's radiant floor heating technology right into the design and employed innovative ways of using water efficiently: installing drought-tolerant landscaping, waste-reducing filtration processes, even rain gardens. Bike racks and preferred parking for carpoolers were added to encourage alternative transportation use.

The Outcome

By securing an ideal location and constructing a green facility whose dimensions were designed to optimize its warehouse and distribution operations, Uponor expects to reap benefits that include high energy efficiency, 30 percent more cubic volume of storage space, and room to grow into the next decade.

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