



SC Johnson

Enjoying continued rapid growth, this giant household consumables manufacturer needed to double its distribution space in a key market — and satisfy increasing customer demand for its roster of brand-name products.

The Challenge

Having outgrown a 230,000 sf. distribution center serving the Northeast and mid-Atlantic states, SC Johnson — maker of such well-known brands as Windex®, Ziploc®, Pledge® and scores of other products — looked to First Industrial Realty Trust for help expanding its distribution capacity in the region.

Our Approach

With expansion of the company's current facility out of the question and the existing site unable to accommodate the company's sizable space requirements, First Industrial's team proposed development of a 500,000 sf. bulk distribution center on a nearby 53-acre site that offered opportunity for additional future expansion of 150,000 square feet.

The larger, more modern build-to-suit distribution center — one of seven regional facilities throughout the U.S. — included advanced material-handling features, along with double-loading capabilities and extra trailer parking to ensure efficient product delivery throughout the region.

The Outcome

With a new distribution center built to satisfy its evolving warehousing and distribution needs in the Northeast and mid-Atlantic region, this family-owned company now has plenty of room to grow — and the means to keep its large family of loyal customers satisfied as well.

Development

Acquisition
Multi-Market
Sale Leaseback



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