



## Walgreen Company

Seeking an innovative new distribution facility to more efficiently deliver specialty merchandise to its Texas/Gulf retail outlets, the nation's largest drug store operator found a prescription for smart inventory management.

### The Challenge

Continuing a distribution network expansion designed to keep pace with rapid growth averaging one new store opening a day, Deerfield, Ill.-based Walgreens worked with First Industrial Realty Trust to build a prototypical new warehouse that could focus solely on seasonal, bulky and overstock inventory — freeing up its existing distribution center nearby to more quickly move mainstream product.

### Our Approach

Leveraging established relationships and local market knowledge of the Dallas/Fort Worth Metroplex, First Industrial cut through a tangle of red tape working with public works entities, economic development authorities, even private landowners to help Walgreens secure its desired 28-acre site in Waxahachie.

Understanding that speed was a driving factor given that Walgreens was facing an expiring lease on an interim warehouse, First Industrial's team delivered on time a 200,000 sf. ancillary warehouse that could store Christmas, Easter and Valentine's Day merchandise along with large palletized items to supplement and enhance the productivity of the company's 850,000 sf. D.C. across town.

### The Outcome

An innovator with a century-long history marked with industry firsts, Walgreens added a novel facility expected to reduce inventory costs and boost efficiencies in servicing 550 regional stores — and serve as a template for future expansion near other company distribution centers throughout the U.S.

#### Development

Acquisition  
Multi-Market  
Sale Leaseback



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