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Project of the Month: Dacon and Prologis complete 614,000 s/f Northeast Logistics Center for UPS and Pratt & Whitney

August 27, 2015 - Spotlights

The official dedication and ribbon cutting of the new facility is scheduled in October 2015.

As the Manchester-Boston Regional Airport grew larger and busier in recent years, a large swath of land just off Raymond Wieczorek Dr. to the south sat conspicuously empty.

It remained that way until Prologis and Dacon Corp. teamed with a number of key partners, including civil engineering firm TF Moran to start work on a plan to convert the once-fallow 50-acre plot into a thriving center of commerce.

The Prologis project, at 52 Pettengill Rd., is now a 614,000 s/f, high-bay distribution center for United Parcel Service, Supply Chain Solutions and jet engine manufacturer Pratt & Whitney.

The new facility, which sits just adjacent to the airport, is a welcome addition to the burgeoning travel and shipping center, and one that will benefit both the immediate Londonderry/Manchester area and the greater southern New Hampshire region.

"At full capacity, this project will bring upwards of 400 well-paying jobs to the area," said Chuck Reilly of Dacon. "When you consider that land was used for agricultural grazing and sat undeveloped, and within a 15 month period, there's been almost one million s/f of development - including the Federal Express Ground facility developed by Scannell Properties of Indianapolis, Indiana just to the north of us - it's a huge economic engine for Londonderry and the Manchester airport area."

Construction on the building - a conventional, high bay steel and precast concrete panel building with approximately 24,000 s/f of office space, 400 parking spaces and room for as many as 100 tractor trailers - started in July of 2014. UPS and Pratt & Whitney are currently in the process of occupying the new facility. The building has 100% backup generation power and is almost 100% automated for pick and pack warehouse operations. The entire project was completed on schedule and on budget. Dacon provided design, engineering, and construction management on a design-build basis with in-house architectural and engineering services.

Completion of the project has allowed Londonderry to see Pettengill Rd. finally completed, connecting Raymond Wieczorek Dr. to Industrial Dr., which had been in town planning for over a decade.

Several key partners were involved in the project, including Denver-based developer Prologis, civil engineers, TF Moran and Continental Paving, who Reilly described as "absolutely key partners." He also credited the town of Londonderry and Manchester-Boston Regional Airport management with being instrumental in allowing the project to remain on schedule regarding permitting and approvals.

Dacon Corp design builder

PDA design build architect

TFMoran civil/structural/traffic engineering survey - permitting - landscape architecture

Environmental Systems Inc HVAC

Granite State Plumbing & Heating plumbing & HVAC

Hampshire Fire Protection Co fire protection

Interstate Electrical Services electrical

Southern NH Concrete foundation

Fabcon Precast precast wall panels

Expose Signs & Graphics Inc. project signage

Optiline Enterprises LLC metal framing & drywall

Credit: Article originally written by Bill Burke with the NH Business Review.

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