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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 28, 2015 - Northern New England

52 Pettengill Road - Londonderry, NH

Londonderry, NH 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.

52 Pettengill Road - Londonderry, NH

“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.

52 Pettengill Road - Londonderry, NH

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.

Project team:

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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