



Ingersoll Rand case study | manufacturing

Location

- + Kolín, Czech Republic
- + 2 km from D11 motorway
- + 4 km from Kolín city centre
- + 50 km from Prague

Size

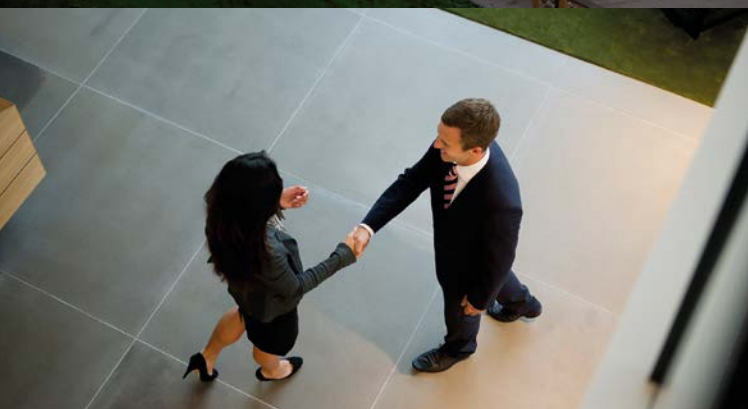
- + Land area: 90,000 sqm
- + Warehouse 25,095 sqm
- + Office 3,406 sqm (incl. mezzanine)
- + Canopy: 2,160 sqm

Delivery time

- + February to October 2013 (7 months)

Technical details

- + Floor capacity: 50 kN/sqm
- + Floor capacity: 75 kN/foot for racking
- + Overhead doors: 7
- + Loading docks: 8
- + Free height: 10 m



“At Goodman we have made a commitment to assist our customers in reducing the carbon footprint of their operations through the sustainable design of modern logistics facilities. Our customers value modern, efficient and high-quality logistics and business space. Delivering this is fundamental to our own+develop+manage customer service model.”

Jan Palek, Goodman Country Manager
Czech Republic and Slovakia

The challenge

Ingersoll Rand, a world leader in creating and sustaining safe, comfortable and efficient environments, sought a new logistics solution to consolidate its former premises for the manufacturing, light assembly and distribution of its Thermo King and Trane climate control systems under one roof.

Ingersoll Rand’s requirements for the new development were clear:

- + An ideal location in close **proximity to its other operation**
- + Consolidation of facilities across Europe, including three Czech operations, into **one centralised facility**
- + A sustainable facility in line with the company’s business image that would further **reduce its energy footprint**
- + The possibility for **further expansion**



The Goodman solution



The ultra-modern development is the result of close collaboration between Ingersoll Rand and Goodman, the developer of the project. Both companies have a clear focus on sustainability and Goodman was selected because of our extensive experience in the construction of sustainable logistics buildings.

The right location

Built on 90,000 sqm of land just 8 kilometres away from the company's other operation in Kolín, the development consists of 25,000 sqm production and warehouse areas, as well as 3,406 sqm of office space that includes a canteen, medical room, recreation area and locker room.

Reducing the energy footprint

The state-of-the-art building incorporates a number of sustainable features to optimise energy efficiency, water use

and waste disposal while also ensuring employee wellbeing. Annual energy cost savings of approximately 35% are achieved through better use of insulation, advanced building façades and various climate control measures, including double-glazed windows, automatically controlled shading systems and airtight docking and levelling systems.

Creating sustainable space

The facility boasts many additional sustainable features, such as preferred parking spots for low-emission and fuel-efficient vehicles, a wet pond that collects rainwater for use in the toilets, which leads to a 70% reduction in potable water, and a solar hot water heating system.

Additionally, 42.2% of the site is planted with indigenous trees.

“The facility was developed in compliance with the LEED (Leadership in Energy and Environmental Design) environmental assessment method, and Goodman is one of the first to apply for a LEED Gold certification for a logistics building in the Czech Republic.”

Jan Palek, Goodman Country Manager
Czech Republic and Slovakia

The result

Consolidating the manufacturing, light assembly and distribution facilities in one state-of-the-art building just 8 kilometres from its other operation in Kolín allowed Ingersoll Rand to optimise its entire distribution process. The clever use of space guarantees the highest level of efficiency.

As importantly, the new building is also in line with Ingersoll Rand's commitment to building sustainably and lowering its ecological footprint.



approx.

35%
annual
energy
savings



1160
TONNES
CO₂ reduction

70%



**REDUCTION IN
POTABLE WATER**

through the use of rainwater



MAXIMISE

employee wellbeing
with a number of
sustainable features



42.2%

of the area is planted
with indigenous & robust
species of trees

Contact+

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Global property experts in logistics+business space

Goodman is a global integrated property group that owns, develops and manages logistics and business space. We have an extensive development pipeline for flexible and functional logistics space across Europe. Our integrated customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long term relationships and creative solutions.

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