

# From Speculative to IXD Facility

## IN RECORD TIME AT EAST INDIANAPOLIS DEVELOPMENT

When Amazon first visited the site of Building I at Mt. Comfort Logistics Center (MCLC) in early December 2019, there wasn't a wall standing. Fast forward 11 weeks later, and Ambrose turned over the first access area for a new IXD facility that would be ready in time for the 2020 holiday season.

**Location:** Greenfield, Indiana

**Size:** 660,528 square feet; 86 acres

**Project Start:** October 15, 2019

**Amazon Agreement Executed:** January 10, 2020

**First Access Turnover:** February 18, 2020

**Target Completion:** August 30, 2020

**Actual Completion:** August 24, 2020



### A SCHEDULE LIKE NO OTHER

Sitework for Building I at MCLC had begun just a short six weeks prior when Amazon first toured the site in December 2019. Originally intended to be developed as a speculative building, the question raised during the tour soon became, "Could 86-acres of dirt be transformed into an enclosed warehouse ready for Amazon's first access date requirement of February 18, 2020?"

Confident in the ability of its team and partners, Ambrose didn't hesitate to say "yes," and efforts quickly pivoted from speculative development to construction of a new, 660,528-square-foot IXD facility.

### MAKING IT HAPPEN

With just 11 weeks to get the building ready for first access, Ambrose brought in an additional roofing and concrete partners to fast track these key construction activities. Having multiple roofing partners allowed for roofing to start and progress simultaneously at both ends of the building. And the addition of an extra concrete contractor prevented

any pauses or delays to work once first slabs began pouring on February 4, 2020.

Ambrose also introduced CarbonCure into the freshly poured concrete. This trapped moisture within the slab instead of pushing it out into the building, preventing fog and humidity from being present during those critical turnover periods, in addition to reducing the building's overall carbon footprint.

Key to the entire process was constant communication and focused, forward-thinking strategies by the Ambrose team.

### UP AND RUNNING

After the pivotal milestone of first access was achieved on February 18, 2020, the team continued to meet all subsequent turnover dates. MQJ1 achieved its certificate of occupancy on August 24, 2020 – one week ahead of schedule – with plenty of time for Amazon to prepare for the 2020 holiday season.