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# Browning/Duke Realty JV Constructing 1.2 Million SF Facility for Walmart at AllPoints Midwest

***Build-to-suit facility to be delivered this year will serve as e-commerce warehouse and distribution center.***

(Indianapolis, Ind. – June 19, 2014) Walmart (NYSE: WMT) today announced that it has selected Browning/Duke Realty, a joint venture partnership between two of Indianapolis' largest commercial real estate companies, to develop its new e-commerce warehouse and distribution center. Scheduled for delivery later this year, the 1.2 million-square-foot, state-of-the-art industrial building is being built to Walmart's specifications on a 64-acre site in AllPoints Midwest, a bulk industrial campus in Plainfield being developed by the two companies.

"We are pleased to be able to meet Walmart's need for a first-class, built-to-suit facility in a readily accessible location in an accelerated timeline," said Charlie Podell, Senior Vice President of Duke Realty's Indiana operations. "Early last year we elected to do preliminary work on the site and construct a speculative building pad in preparation for a client with an aggressive timeline. By having this pad already in place, we are well-positioned to meet Walmart's construction schedule for a completed distribution center before year-end 2014."

"Our ability to respond quickly with a build-to-suit facility coupled with the attributes of AllPoints Midwest were key factors in Walmart's decision to select Browning/Duke Realty for this important new facility," said John Hirschman, President and CEO of Browning. "We look forward to having Walmart join the other companies that have chosen AllPoints Midwest for their operations and are enjoying its logistical advantages."

Located off I-70 at Ronald Reagan Parkway, AllPoints Midwest provides convenient access to the highway as well as to other transportation options, including air freight through Indianapolis International Airport and rail service through CSX Railroad's Avon intermodal yard. With 958 acres for the development of more than 13.5 million square feet of space, AllPoints Midwest is one of the largest modern bulk distribution parks in the Indianapolis area.

The building, which will be known as AllPoints Midwest 3, will incorporate modern bulk warehouse features including 40' clear height; 8,000-amp electrical service; 55' x 53' bay spacing with 55' x 60' spacing at the staging bays; and LED high-bay warehouse light fixtures. The 650' x 1,760' building, which is expandable by more than 200,000 square feet, also will include 16,500 square feet of office space, 100 - 9' x 10' dock doors and one 12' x 14' drive-in door.

The Walmart facility will be the third, fast-tracked, build-to-suit warehouse that Browning/Duke Realty has recently delivered at AllPoint Midwest to meet clients' timetables. In addition to Walmart's facility, Browning/Duke Realty is currently constructing a build-to-suit distribution center for another major retailer at AllPoints Midwest. The 613,872-square-foot building will be delivered in the third quarter of 2014. In November 2012, Regal moved into its 376,000-square-foot, build-to-suit regional distribution and logistics headquarters six months after construction began.

Walmart was represented by Brian Seitz and Kris Bjorson with Jones Lang LaSalle in the transaction. Mark Susemichel, Senior Vice President of Development and John Cohoat, Director of Real Estate Development with Browning and Mark Hosfeld, Vice President of Leasing, and Kate Ems, Senior Leasing Representative with Duke Realty represented ownership.

More than 700 acres of land are available in AllPoints Midwest for future development. Interested parties are invited to contact Duke Realty at 317.808.6000 or Browning Investments at 317.344.7300.

### **About Browning**

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the

acquisition, development, construction, leasing, management, ownership and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 15 million square feet of space. To learn more, visit: [www.browninginvestments.com](http://www.browninginvestments.com).

**About Duke Realty**

Duke Realty owns, maintains an interest in or has under development approximately 154.1 million rentable square feet of industrial and office assets, including medical office, in 22 major U.S. metropolitan areas. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke Realty is available at [www.dukerealty.com](http://www.dukerealty.com).

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Editor's Note: Please contact Duke Realty's Communications team at [duke.communications2@dukerealty.com](mailto:duke.communications2@dukerealty.com) if an image of AllPoints Midwest 3 is needed.