



Warehouse Development

A Brief Study of the Process For a Successful Project



Developing a warehouse property is a complex process that combines real estate planning, engineering, finance, construction, and logistics management. Modern warehouses are essential to supply chains because they support manufacturing, retail distribution, and e-commerce fulfillment. A successful warehouse project requires careful planning from the earliest stages of land acquisition through final construction and occupancy. Every phase of development presents challenges that can affect profitability, operational efficiency, and long-term value.

The process begins with site selection, which is one of the most important decisions in warehouse development. Developers search for properties with strong transportation access, including interstate highways, rail connections, airports, or ports. Efficient transportation access lowers shipping costs and improves delivery times for future tenants. Developers also study labor availability, utility access, zoning regulations, and environmental conditions before purchasing land. Soil stability, drainage issues, flood risks, and environmental contamination can all create expensive problems if overlooked. In many cases, developers also look for sites with enough acreage to support future expansion.

Once a site is selected, developers must work closely with local governments and regulatory agencies to obtain approvals. Warehouse projects often require zoning changes, traffic studies, environmental reviews, and building permits. Local officials may carefully evaluate how the project will affect roads, infrastructure, and nearby neighborhoods. Community opposition is common because residents may worry about truck traffic, noise, or environmental impact. Developers therefore spend significant time presenting plans at public meetings and explaining the economic benefits of the project, including job creation and additional tax revenue. Delays during the approval process can increase costs and disrupt project schedules.

Before major financial commitments are made, developers conduct feasibility studies to determine whether the project is economically viable. Market studies evaluate regional demand for industrial space by examining vacancy rates, rental prices, absorption trends, and competition from other warehouses. Financial feasibility studies estimate construction costs, operating expenses, projected lease revenue, and expected return on investment. Developers also evaluate whether

Continued on Page 2

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Interesting Ohio History

Jack Warner, one of the founders of Warner Bros., spent much of his youth in Youngstown, OH before becoming a major Hollywood movie executive. Born in Canada in 1892, Warner moved with his family to Youngstown, where he and his brothers became interested in the growing motion picture business. The brothers first showed silent films across Ohio and Pennsylvania before creating Warner Bros. in 1923. Jack later helped introduce sound movies through "The Jazz Singer," which transformed the film industry. His rise from a working-class Youngstown neighborhood to Hollywood success remains an important Ohio story that still inspires aspiring filmmakers today.

Spotlight April Winners:

Bowling Green, Clyde, & Ottawa, OH

In this issue:

Warehouse Development	1
Celebrating	2
Donations	3
Meet Larry Woodward	4

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Continued from Page 1

transportation systems and utilities can support warehouse operations effectively. If the numbers do not support profitability, the project may be redesigned or abandoned before construction begins.

Cost estimation and budgeting are critical throughout the development process. Warehouse projects involve far more expenses than simply constructing the building itself. Costs may include land acquisition, site grading, utility installation, drainage systems, road improvements, engineering fees, permitting, and legal services. Construction material prices can fluctuate due to inflation, labor shortages, or supply chain disruptions. Steel, concrete, and roofing systems are especially vulnerable to changing market conditions. Because unexpected expenses are common, developers usually establish contingency budgets to reduce financial risk during construction.

Financing is another major component of warehouse development. Most projects require a combination of developer equity and loans from banks, private lenders, or investment firms. Lenders carefully evaluate market conditions, projected cash flow, tenant demand, and the developer's experience before approving financing. Some developers secure lease agreements with tenants before construction begins, reducing risk for lenders and improving financing opportunities. Interest rates also play an important role because higher borrowing costs can significantly affect project profitability. Maintaining stable cash flow during construction is essential to preventing delays or financial problems.

Contracts and legal agreements help define responsibilities and reduce disputes during development. Developers negotiate contracts with architects, engineers, contractors, utility providers, and financial institutions. Construction contracts establish schedules, payment terms, quality standards, and procedures for handling delays or disagreements. Lease agreements with tenants may include specialized requirements such as loading docks, refrigeration systems, office space, or automation equipment. Poorly written contracts can create legal disputes, unexpected liabilities, and project delays. Experienced legal counsel is therefore important throughout the entire process.

The design phase focuses on creating a warehouse that is efficient, flexible, and attractive to future tenants. Modern warehouses are designed with logistics performance in mind and often feature high clearances, wide column spacing, large truck courts, and advanced fire protection systems. Site layouts must accommodate truck circulation, employee parking, drainage systems, and future expansion. Sustainability has also become more important in industrial development. Many warehouses now include LED lighting, solar panels, and energy-efficient climate systems. Developers work closely with architects and engineers to balance operational efficiency with construction costs.

Selecting the right contractor is another important decision. Developers evaluate contractors based on experience, safety records, workforce capabilities, and prior project performance. Competitive bidding is commonly used to compare pricing and qualifications among multiple firms. However, selecting the lowest bid does not always guarantee success. Inexperienced contractors may struggle with scheduling, quality control, or labor management. Effective communication and project oversight are necessary to keep construction on schedule and within budget.

Despite careful planning, warehouse development involves significant risks. Economic downturns may reduce demand for industrial space and lower rental rates. Construction delays caused by severe weather, labor shortages, or material shortages can increase costs. Environmental contamination discovered during site preparation may require expensive cleanup efforts. Changes in zoning regulations, political leadership, or community opposition can also create unexpected obstacles. Developers must continuously manage these risks throughout the project.

In conclusion, warehouse development is a highly detailed process requiring expertise in real estate, finance, engineering, construction, and logistics. Success depends on careful planning, sound financial management, effective coordination, and risk control. Although warehouse development presents many challenges, it also offers significant economic opportunities as global supply chains continue to expand.

Celebrating 20 Years!



Steph Miller



Tom Orwick

Celebrating 10 Years!



*Roman Risner
and Brayden Harris*



We Donated To The American Red Cross



Ohio Logistics Associates Geri Goldsberry, Scott Brinkman, and Nathan Frasure donated to the American Red Cross with a spring clean up and landscaping of their facility.

Ottawa Warehouse Hosts Safety City



Students visited Safety City to learn about railroad, pedestrian, seatbelt, and bike safety. Safety City is a miniature city set up for young children to learn the importance of safety.

Knowing Our History Ohio and the War of 1812

In June 1812, news spread across Ohio that the United States had officially declared war on Great Britain. Life on the Ohio frontier quickly became tense as settlers feared attacks near the northern border and along Lake Erie. Throughout June, militias gathered in towns across the state, preparing to defend forts, farms, and settlements. Ohio became a key military staging ground because of its location near British-controlled Canada. Supplies, weapons, and soldiers moved north through the state as communities united behind the war effort. Young men volunteered for service, while families worried about the dangers ahead. Although many battles would come later, June marked the beginning of Ohio's direct involvement in the War of 1812. The month changed everyday life across the state and helped shape Ohio's important role in early American history.



Test Your Logistics IQ:

1) A reduced rate offered to a shipper who tenders two or more class-related shipments at one time and one place.



2) The costs associated with managing Return Material Authorization (RMA). Includes all applicable elements of the Level 2 component order management cost of total supply chain management cost.



3) Transport jargon refers to the specialized language used by people working in the transportation industry. It includes abbreviations, acronyms, technical terms, and slang phrases that may be confusing to outsiders. Examples include:

LTL: Less Than Truckload (shipment smaller than a full truckload)

BOL: Bill of Lading (document of title for goods being transported)

Reefer: Refrigerated trailer

Deadhead: Driving an empty truck

Layover: Scheduled rest period for drivers



June Dates of Importance:

June 6 - D-Day, 1944

June 14 - Flag Day

June 19 - Rosenbergs Executed For Treason, 1953

June 21 - Father's Day

Summer Begins

June 29 - First iPhone Released, 2007

Answers to "Test Your Logistics IQ"

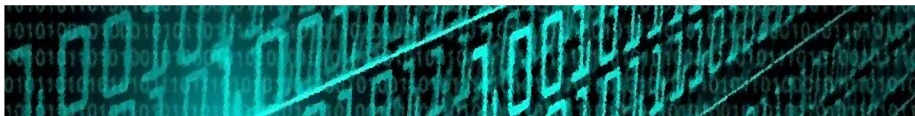
1. Aggregate Tender Rate
2. Return Order Management Costs
3. Transport Jargon

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Tech Talk *By Ohio Logistics' IT Manager, Jeff Kirkendall*



Keep Your Computer Cool

Overheating is one of the top causes of slow performance and unexpected shutdowns in personal computers—but the good news is it's easy to prevent with a few simple habits.

To keep your device running smoothly, make sure air vents stay clear and avoid placing laptops on soft surfaces like beds or couches, which can trap heat. Regularly cleaning dust from vents and using your computer in a well-ventilated, cool environment can make a big difference.

Be mindful of system workload—running too many high-demand applications at once can raise temperatures quickly. Using a cooling pad for laptops and keeping software up to date also helps improve thermal performance. Watch for warning signs like loud fans, sluggish performance, or excessive heat. Addressing these early can prevent long-term damage and costly repairs.

Bottom line: A little maintenance goes a long way in protecting your device, improving performance, and extending its lifespan.



Meet Larry Woodward

Larry is a 12-year Warehouse Associate for our Southern Tier Division in New York. He quickly responded to our questions so that we could learn a little more about him.



OL: Tell us about your family.

Larry: I have been married to my wife Tammy for almost five years. She has a daughter named Joy with a blindness disability that she cares for in our home.

OL: What local hole-in-the-wall diner would you recommend to any visitor? What should they order?

Larry: We like to order from Champions Bar in Southport, NY. They have a good fish fry, and burgers as well.

OL: How do you like to spend your free time?

Larry: I like to spend my free time watching a good movie, NASCAR racing, and football.

OL: Name one thing you look forward to every day.

Larry: I look forward to every day knowing I did my best, and helping coworkers with any questions they might have about the tasks at hand.

OL: What is one of your biggest pet peeves?

Larry: A messy work area and clutter.

OL: Tell us something about yourself that most people don't know.

Larry: I am a person who strives for perfection, and like an organized area.

OL: Knowing what you know now, what advice would you give the 18-year-old version of yourself?

Larry: Make better health choices.



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Our current marketing territory

Ohio Logistics is affiliated with Findlay's Tall Timbers Distribution Center, LLC



"Impossible is the word found only in a fool's dictionary. Wise people create opportunities for themselves and make everything possible."

- Napoleon Bonaparte -

Happy Birthday To You!

OL Ohio

- John Barton 6/28
- Timothy Blair 6/19
- Michael Brown 6/22
- Robert Browning 6/5
- Kari Clagg 6/24
- Hope Clay 6/11
- Tonia Dukes 6/4
- Christopher Floyd 6/5
- William Hickie 6/27
- James Hills 6/24
- Sophia Holguin 6/29
- Michael Justen 6/11
- Melinda Kubitz 6/28
- Maxon Meninzor 6/3
- Misty Mouser 6/24
- Eric Pavel 6/15
- James Robinson 6/10
- Greg Simon 6/3
- Blake Wittenmyer 6/8

OL Southern Tier Div.

- Justin Bailey 6/21
- Rogina Bonomo 6/9
- Todd Farr 6/29
- Angela Hawken 6/22
- Ricky Lattimer 6/30
- Roger McLwain 6/30
- Scott Potts 6/30
- Catherine Robson 6/5
- Ricky Sackrider 6/29
- Jammy Spearen 6/2
- Lawrence Woodard 6/3

OL Penn Centre Div.

- Casey Koch 6/28

It's Your Anniversary!

OL Ohio

- Julian Baker 7 Years
- Chuck Bills 38 Years
- Nathan Britner 3 Years
- Caden Brown 1 Year
- Felix Cantu 4 Years
- Scott Crispin 3 Years
- Brittney Darby 12 Years
- Josh Flechtner 1 Year
- Alexander Ford 2 Years
- Brayden Harris 10 Years
- Maxon Meninzor 1 Year
- Richard Miller 1 Year
- Diana Myers 19 Years
- Chris Osborne 1 Year

OL Southern Tier Div.

- Michael Bush 4 Years
- Edward Castellana 3 Years
- Angie Clark 9 Years
- Frank Cramer 13 Years
- Jeffery Hudson 5 Years
- Shaun Palko 3 Years
- Daved Tice 2 Years
- Robert Watkins 6 Years

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