

June 11, 2023

Ms. Dana Rose Berschback
Planning & Zoning Director
Charter Township of Washington
57900 Van Dyke
Washington Township, MI 48094

**RE: 32 Mile Logistics Campus
PUD Conceptual Review Submittal
Washington Township, MI**

Dear Ms. Berschback:

On behalf of our Client, Prologis, Kimley-Horn of Michigan, Inc. (Kimley-Horn) is submitting a Concept PUD package entitled "32 Mile Logistics Campus Development" for Washington Township's review and consideration with the desire to be on the Township Planning Commission's July 11th agenda.

- Development Narrative:
 - Proposed Use – Prologis is proud to present the 32 Mile Logistic Campus, which comprises of approximately 230 acres of land that is a portion of the former Romeo Golf Club as well as existing agricultural property on the South side of 32 Mile Road. The development is proposed to utilize the Township's Planned Unit Development process. The proposed development will consist of 3 warehouse/logistic buildings totaling just under 3 million square feet of space that will all be occupied by a single user. A 5-acre parcel of land on the corner of 32 Mile and Powell is not included in this proposed project and is intended to be developed at a future date by the current landowner. The proposed access for the development will be from multiple connections to 32 Mile Road as well as a new roadway that will separate this development from the previously approved Meijer commercial development to the west. No site access is proposed to Powell Road. The Logistics Campus will provide extensive landscaping and an undulating berm along the 32 Mile Road corridor. A significant greenspace buffer is proposed along the entire Powell Road corridor between the existing County drain and the eastern property line. The existing natural features are proposed to remain in this buffer area with additional plantings to enhance visual screening of the development.
 - Proposed entitlement process – PUD
 - Site Access – All access to the development will be via 32 Mile Road curb cuts. No access is proposed to Powell Road.
 - Open Space – The development is exceeding the open space requirements.
 - Natural features analysis – A preliminary wetland delineation will be completed prior to the Plan Commission meeting and share with the Township for initial review.
 - 32 Mile Frontage Treatment – A berm and landscaping along the frontage of the development will be proposed to soften the buildings and provide screening for the parking lot areas.
 - Powell Road Frontage Treatment – No development is being contemplated along the Powell Road frontage. A large open space area is to remain undeveloped along Powell Road to be sensitive to the existing residences across Powell Road.
 - Utility Narrative: Stormwater management will be accomplished with a series of detention basins that will be designed to meet all Macomb County standards, which will ultimately outlet to the County Drain in the Northeast portion of the property.

The site will also be serviced by Public Utilities. An 18" Sanitary Main is currently being constructed along the western property line up to 32 Mile Road that connects south to the Township's treatment plant. This will be extended into the property to service the 3 buildings. As part of this development, proposed Sanitary will be extended to the future commercial parcel on the Southwest corner of Powell and 32 Mile Road. An existing 16" public watermain exists on Powell Road and a portion of the 32 Mile frontage. The extended watermain will also be looped along the western property line. Township staff has confirmed adequate capacity exists for the proposed development.

- Prologis Narrative – See attached for general information about the Developer/Applicant

Thank you for the opportunity to submit the application and conceptual planning documents for the Township's review and consideration. If you should have any questions or require additional information prior to the Plan Commission meeting, please contact me directly.

Sincerely,
KIMLEY-HORN OF MICHIGAN, INC.



John Ackerman, PLA
Associate/Senior Project Manager

Cc: Mark Hosfeld, Prologis
Matt Laucks, Prologis

Fact Sheet



1983

Founded

\$216B

Assets under management

PLD

NYSE, S&P 500 member, #75

#2 in Solar

Rank in U.S. for onsite solar installations, SEIA

1.2B

Square feet on four continents

A3/A

Credit rating

A POWERFUL PLATFORM FOR GROWTH

- Irreplaceable portfolio of over 1.2 billion square feet located in the world's most vibrant centers of commerce
- Preferred real estate partner for the top retail, ecommerce, and logistics companies.
- Leading innovation in next-generation logistics technologies.
- Efficient cost structure with significant leverage capacity.
- Business model delivers sector-leading earnings growth.

AHEAD OF WHAT'S NEXT

- Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets.
- Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.
- Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries, as of March 31, 2024.

6,700

Customers

19

Countries

GLOBAL ECONOMIC IMPACT¹

\$2.7 TRILLION

is the economic value of goods flowing through our distribution centers each year, representing...

2.8%

of the world's GDP, and...

4.0%

of GDP for the 19 countries where we do business, or...

36%

of U.S. goods consumption

1,100,000

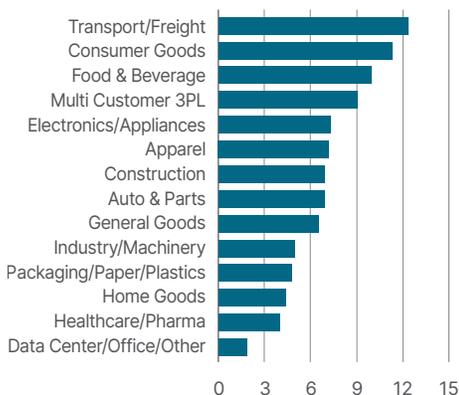
employees under Prologis' roofs



Eindhoven DC2, Eindhoven, Netherlands

TYPE OF GOODS IN OUR BUILDING²

%, NRA basis



TOP TEN CUSTOMERS

- | | |
|----|-----|
| 1. | 2. |
| 3. | 4. |
| 5. | 6. |
| 7. | 8. |
| 9. | 10. |

KEY RECOGNITION

SEIA Solar Means Business

Ranked #2 in U.S. for onsite solar installations.

Dow Jones Sustainability Indices

Ranked in top 10% for 5 consecutive years.

NAREIT

Leader in the Light Award, Industrial 12 years in a row.

Institutional Investor's

All-American Executive Teams

#1 ranked CEO, CFO and IR Program

CORE FFO PER SHARE CAGR³

| | 3-YEAR | 5-YEAR |
|---------------------------------|------------|------------|
| PLD (excluding promotes) | 13% | 12% |
| Other Logistics REITs | 13% | 10% |
| Blue Chips | 8% | 7% |
| REIT Average | 10% | 6% |
| S&P 500 | 18% | 7% |

DIVIDEND CAGR

| | 3-YEAR | 5-YEAR |
|-----------------------|------------|------------|
| PLD | 14% | 13% |
| Other Logistics REITs | 14% | 12% |
| Blue Chips | 10% | 6% |
| REIT Average | 9% | 5% |
| S&P 500 | 7% | 5% |

CONTACT US

Investor Relations

[Prologis Investor Relations](#)

Media

[Prologis Corporate Communications](#)

How to contact us

Prologis Headquarters
 Pier 1, Bay 1
 San Francisco, California
 94111 USA
 +1 415 394 9000
www.prologis.com

1. Source: Oxford Economics, IMF, Prologis Research as of December 31, 2022.

2. As of March 31, 2024.

3. Source: FactSet; Core FFO and Dividend growth through YE 2023, weighted on a market cap basis as of December 31, 2023.

- Other Logistics REITs include REXR, TRNO, EGP, FR and STAG.
- Blue Chips include AVB, BXP, EQR, FRT, HST, PSA, and SPG.
- REIT average includes REITs in the RMZ as of 12/31/2023 with data for every year in each respective period.