

**Client:**

Iron Mountain

Build period:

9 months

Start of earthworks:

September 2009

Handover date: 02/06/2010**Warehouse area:**7.470 m² (80,400 sq ft)**Office area:**310 m² (3,340 sq ft)**Land size:**16.000 m² (172,000 sq ft)**Building height
(external height):**

18.00 m (59.05 ft)

Clear height (internal height):

16.80 m (55.11 ft)

**Height of topmost
racking level:**

15.50 m (50.85 ft)

Location:Gazeley, Magna Park
Rhein-Main, ca. 45 kms north
of Frankfurt.

Project Overview

As part of its global partnership agreement with Iron Mountain, Gazeley, global provider of sustainable logistics, was appointed by the leader in information management services to deliver a bespoke centre for information management and archiving to support its existing presence in the Rhein-Main area, Germany.

Located at Magna Park Rhein-Main, the warehouse is Iron Mountain's biggest archive centre in Germany and has an external height of 18m with a footprint of 7,500 sqm. The site was chosen by Iron Mountain for its strategic location and because it offers generous expansion areas.

With a population of around five million, the Rhein-Main metropolitan area is Germany's second largest business region and one of the most dynamic and best-performing in Europe. The infrastructure and its next-generation high-speed data networks set international standards.

In total Magna Park Rhein-Main offers nearly 1,000,000 sqm for potential logistics and commercial use. Within this there are 50 hectares set aside for dedicated logistics space, comprising a total of 183,000 sqm, with the potential for individual large-scale buildings of up to 80,000 sqm.

Magna Park Rhein-Main is located close to the motorway junction "Gambacher Kreuz", the intersection of the North-South (A5) and East-West (A45) motorways. Via the Giessener Südkreuz intersection and the A485 motorway there is direct access into the park. Frankfurt, Germany's second largest metropolitan area, is approximately 45 km away.

The Brief

Challenges

Gazeley's task was to deliver a development designed to substantially scale up Iron Mountain's archiving capacities in the region and serve Frankfurt operations; Germany is a large hub of activity for Iron Mountain, where the company has seen significant business growth in the Frankfurt market and wanted to consolidate existing large premises with business growth in the region.

Iron Mountain required a state-of-the-art building, tailored to its specific requirements, with significant storage volume and high security measures to safeguard sensitive customer material. The warehouse will be used for data storage using multi-tier racking comprising a ground level and four upper levels of storage.

Extensive discussions took place with Gazeley and the client to evolve a scheme that met the requirements of Iron Mountain, with special attention to the dedicated fit-out. For example, in order to accommodate the weight of the racking and the goods, the floor needed to be designed to support a load of 150 kN, equivalent to a floor thickness of 25 cm (9.84 in).

Requirements for the surrounding fence meant that it needed to be 3m high and equipped with anti-burrow provisions due to the high security nature of the building. In order to have maximum area efficiency in the internal areas, fire escape doors were provided at all racking levels, complete with external staircases.



Gazeley also incorporated a number of technologies such as state-of-the-art fire safety features, due to the material being stored, a sprinkler system according to the US standard NFPA 13, with sprinklers located in the roofs, racks, and aisles, accommodating a large number of sprinkler heads designed to supply large amounts of water in the event of a fire.

The archive centre also uses VESDA, a very early warning smoke detection solution with continuous air sampling that gives the earliest possible warning of an impending fire.

Efficient delivery

Despite the long winter, which brought many construction sites to a standstill, the project was completed and the building handed over to Iron Mountain on time and within budget – nine months from start to finish.

Partnership

Gazeley's approach to working in partnership with customers to deliver best in class, sustainable warehouses is built on the principles of customer value, communication and collaboration – delivering a bespoke product at a high standard.

Gazeley's global reach means that it is able to deliver a bespoke solution that meets the customers' needs and industrial development demands. Gazeley's global partnerships offer flexible investment solutions, warehouses for business needs, and a long-term strategy. Magna Park Rhein-Main is an exemplar of such an approach.

The Result

Jonathan Priestley, Vice President of Global Commercial at Gazeley, said: "This is the first project under Gazeley and Iron Mountain's worldwide development agreement that supports the company's growth in Europe, providing warehouse developments that meet their customers' document storage needs."

"The global nature of Gazeley's business and its activity within Europe was certainly a draw in partnering with them, as was the fact that a positive relationship was already in place. Iron Mountain has built a reputation for facilities incorporating the latest security and safety features. Thanks to the working relationship developed with Gazeley, we were confident from the outset that this centre would meet Iron Mountain's exacting standards. We were attracted to Gazeley's global reach and proven track record for developing specialist information management buildings on time and to a high specification and standard."

John Toogood, Group Director of Real Estate at Iron Mountain Europe