

Warehouse Square Footage

- How much warehouse square footage is currently being used to store/process port-related containerized cargo?
- How much warehousing will be required in 2035?
- Where will new facilities be located?

Input Variables in Modified Avison Young Warehouse Space Model

- Total TEUS through ports (14,335,380 TEUS in 2008)
- Percent local and transload (excl direct intermodal) (58%)
- Percent loaded (75%)
- Percent in region (100%)
- Percentage of times cargo is moved twice in region (20%)
- Dimensions of a TEU (8ft X 8.5ft X 20ft)

Input Variables in Modified Avison Young Warehouse Space Model (continued)

- **Percent full (90%)**
- **Number of times cargo in warehouse turns over per year (12)**
- **Warehouse cubic space utilization rate at full capacity (23%)**
- **Percent capacity utilization (75%)**
- **Average building ceiling height (27 feet)**

Preliminary Results

- For 2008, estimated port-related warehouse square footage is 167 million square feet, which is 24% of all currently occupied square footage (694 million sq ft)
- For 2035 with 43.2 million TEUS, port-related uses require 523 million square feet, or 356 million more than in 2008.
- “Available” warehouse space is currently 143 million square feet. If 40% of this is consumed by port growth (61 million) we will need 295 million square feet of additional space ($356 - 61 = 295$)
- Region has vacant industrial land that can accommodate 185 million square feet of new warehousing (55% FAR)