Total Occupied Warehousing

Warehouse Status

- OCCUPIED
Total Available Warehousing Facilities
Availability of Land Suitable for Warehousing Development
Warehouse Square Footage

• How much warehouse square footage is currently being used to store/process port-related and non-port-related cargo?
• How much warehousing will be required in 2035?
• Where will new facilities be located?
• How will square footage grow over time and space?
**Future Warehousing Supply and Demand**

- **2008 total occupied warehouse space**: 694 million sq. ft.
- **2008 available warehouse space**: 143 million sq. ft.
- **2008 undeveloped suitable space**: 185 million sq. ft.

**Demand in 2035 to accommodate port and non-port related warehouse growth**: 1,250 million sq. ft.

**Potential shortfall of warehouse space by 2035**

\[=694+143+185 -1,250 =
\]

**228 million sq. ft.**
Input Variables in Modified Avison Young Warehouse Space Model

- Total TEUs through ports (14.3 million TEUS in 2008)
- Percent local loaded imports (26.4%)
- Percent local loaded exports (8.5%)
- Percent of loaded exports needing warehouse space (30%)
- Percent in region (100%)
- Percentage of times cargo is moved twice in region (10%)
Input Variables in Modified Avison Young Warehouse Space Model (continued)

• Percent full (90%)
• Dimensions of a TEU (8ft X 8.5ft X 20ft)
• 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)
Aggregate Results: Port-Related Warehousing

• 102 million square feet in 2008 (15% of all occupied square footage)
• 307 million square feet in 2035 (25% of all occupied square footage)
• 201% growth between 2008 and 2035
• Assumes growth in TEUs to 43.2 million TEUs by 2035
Aggregate Results: Non-Port-Related Warehousing

- 592 million square feet in 2008 (85% of all occupied square footage)
- 943 million square feet in 2035 (75% of all occupied square footage)
- 59% growth between 2008 and 2035
Aggregate Results:
All Occupied Warehousing

• 694 million square feet in 2008
• 1,250 million square feet in 2035
• 80% growth between 2008 and 2035
Future Warehousing Supply and Demand

Potential shortfall of warehouse space by 2035

$= 694 + 143 + 185 - 1,250 = 228 \text{ million sq. ft.}$