



“The project was delivered under tight budgetary and time restraints. Much could have distracted the team but not even a hurricane stopped your team from missing the promised delivery schedule...Volkswagen knows that you looked out for our interest.”

*Iltyd Geare
Parts Operations
Volkswagen Group of America Inc.*



Project Summary

- Client
Trammell Crow Company
- Location
4150 Perimeter Industrial Parkway
Jacksonville, FL
- Project Size
260,000 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
T-8 Fluorescent Lighting
ESFR Fire Suppression System
- Building Features
Dock High Loading Doors
30' Clear Height
Fully Air Conditioned Warehouse
50,000 SF Parts Mezzanine
Warehouse Daylighting Skylights

Project Highlights

With an increase in the demand for their vehicles in the US, Volkswagen of America needed to expand beyond its current space. This facility is one of only four located in the country that serve Volkswagen of America. R.R. Simmons worked with one of its long-term clients in the real estate development sector to design and build 260,000 square feet of warehouse and office spaces under one roof.

Features of the building include design provisions for future expansion, up to 40,000 sf to the north and knock out panels in exterior walls to allow for future cross dock loading and future multi-tenant use. The interior buildout includes offices, breakrooms, restrooms, and locker and shower areas.

To enhance employee satisfaction, Volkswagen air conditioned the entire building including warehouse space with 29 Roof Top Units. The project also includes a 3-level pre-engineered parts mezzanine. The mezzanine employs a vertical reciprocating lift for material hoisting, and wheel chair lifts for accessibility. Finally, Volkswagen requested that R.R. Simmons include a continuous pit at the loading dock area, an initiative to enhance security and efficiency in its operations.