

Dunkin' Donuts MADC

Summary

The Jackson Cross Partners' Advisory Group developed a forecasting model which facilitated the relocation of Dunkin' Donuts Mid-Atlantic Distribution Center to a new state-of-the-art 300,000 SF facility.

Challenges

- Projecting piece volume, route equipment demand and financial impact under varying growth scenarios
- Performing market and site searches to analyze the cost and capacity of a proposed addition
- Providing an Opinion of Value on the sale of the existing building
- Determining the primary bottleneck to the operation and if it could be improved by expansion
- Performing a cost-benefit analysis of moving the operations to different Locations
- Comprehensive employee re-location analysis

Success

- Offset the increased cost of the building with savings in traffic costs, increased volume and improved productivity
- Increased warehouse productivity by over 25% and reduced daily damages by over 50%
- Reduction in equipment costs due to on site service facility
- Traffic savings of over \$1 million per year



QUICK FACTS

Scope

- Feasibility Analysis
- Site Selection
- Build-to-Suit Coordination for a 300,000 SF Distribution Center

Jackson Cross Partners Resources and Expertise

- Portfolio Management
- Project/Transaction Management

