



December 14, 2010

ProLogis Research Group Releases New Report on the East Coast's Intermodal Rail Network

DENVER, Dec. 14, 2010 /PRNewswire/ -- ProLogis (NYSE: PLD), the leading global provider of distribution facilities, announced today the release of a new research report, titled "Capital Improvements Bolster the East Coast's Intermodal Rail Network."

The report observes that, due to impending capital investments and other market conditions, supply chain professionals anticipate East Coast ports to gain market share of the nation's container traffic from their West Coast rivals. In turn, the two Class-1 railroads that dominate the eastern U.S. — the Norfolk Southern and the CSX — are positioning themselves to promote and benefit from the increased container traffic via the all-water route.

"With the East Coast ports maneuvering to increase their market shares, the two eastern railroads are attempting to position themselves to increase their market shares of the nation's intermodal double-stack rail freight traffic," commented Leonard Sahling, first vice president of the ProLogis Research Group. "Additionally, however big the shifts in market shares of the East Coast ports and their railroad allies do turn out to be, they are likely to have only a modest impact on the derived demand for nearby distribution facilities. The vast majority of inbound containers arriving at all U.S. ports are destined for inland population centers, and it is this portion of transpacific container traffic that is vulnerable to being rerouted from West Coast to East Coast ports."

For a copy of the report on the East Coast's intermodal network, please visit:

<http://ir.prologis.com/research/EastCoastIntermodalWinter2010.cfm>.

The ProLogis Research Group monitors, analyzes and reports on key trends and dynamics in both real estate and supply chain management, drawing from industry data and primary research conducted by company analysts and a network of affiliated academics and other professionals. Past reports have focused on global supply chain dynamics, internet retailing, RFID technology, offshore outsourcing and other related topics. For more, please visit <http://ir.prologis.com/research.cfm>.

About ProLogis

ProLogis is the leading global provider of distribution facilities, with more than 475 million square feet of industrial space (44 million square meters) in markets across North America, Europe and Asia. The company leases its industrial facilities to more than 4,400 customers, including manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises with large-scale distribution needs. For additional information about the company, go to <http://www.prologis.com>.

Follow ProLogis on Twitter: <http://twitter.com/ProLogis>.

SOURCE ProLogis

News Provided by Acquire Media