

# DIMERCO SERVICE

## Warehouse Site Selection in Asia





# WAREHOUSE

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## SITE SELECTION

Help global businesses choose the warehouse location in Asia that optimizes distribution cost, speed, and customer satisfaction.

# What Companies Would Benefit Most?

Mid-sized companies based outside Asia whose supply chain and customer base have changed, but their Asia warehouse network has not.

## Industries

Electronics and networking companies

## Triggers for Service

- Companies are expanding due to China + and seek the most efficient distribution warehouse location
- Growing companies want to establish regional/global distribution from Asia
- Companies seek a FTZ/Bonded warehouse in Asia



# WHY PARTNER WITH DIMERCO FOR WAREHOUSE SITE SELECTION?

Dimerco has distribution operating experience in every distribution hub across China, Southeast Asia and India.

We use that know-how to provide a recommendation that makes sense – on paper *and* in the real world.

# A STRUCTURED APPROACH

For each possible location, we examine its strength as a distribution hub against 6 critical measures.

## Assessment Tool for Warehouse Hub Selection

Criteria	City	City	City	City
<b>Service Levels</b> Proximity to suppliers / customers and related delivery speed	●	●	●	●
<b>Taxes &amp; Duties</b> Costs to import / export	●	●	●	●
<b>Regulatory Environment</b> Ease of doing business, including regulations, financing, incentives	●	●	●	●
<b>Transport Infrastructure</b> Country road infrastructure as well as freight capacity and connection to global gateways	●	●	●	●
<b>Productivity Adjusted Labor Costs</b> Labor availability and cost	●	●	●	●
<b>Total Landed Costs</b> Analysis of all factors and the impact on total cost	●	●	●	●
<b>Overall Suitability</b>				

# STRUCTURED APPROACH:

## Building-specific evaluation criteria

# WAREHOUSE

## SITE SELECTION

### Government Policies:

- Local regulations and tax incentives

### Location and Accessibility:

- Proximity to customers and suppliers
- Access to major transportation routes

### Building Features:

- Building size and layout
- Ceiling height
- Dock door capacity
- Floor condition
- Environmental controls (temperature, humidity)

### Storage Capacity and Systems:

- Racking systems (Cantilever, DD, DI, PB)
- Pallet storage capacity
- Bulk storage options
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### Material Handling Equipment:

- Forklifts, conveyors, picking systems

### Technology and Integration:

- WMS, TMS, OMS
- Inventory tracking (FIFO, FEFO, LIFO)
- Security systems

### Operational Efficiency:

- Workflow optimization potential (QMS)
- Picking and packing processes (Batch, Cluster, Wave, Zone Picking)

### Cost Considerations:

- Lease terms & rates
- Utilities
- Maintenance and repair

### Safety and Compliance:

- Fire safety systems
- Emergency exits

### Expansion Potential:

- Ability to accommodate future growth
- Flexibility to modify space

# FEATURES AND BENEFITS

## WAREHOUSE SITE SELECTION

### Feature

**Knowledge of customs regulations** – not just the “black & white” rules, but the gray areas that only experienced operators might know.

**Can advise companies on establishing operations in new market** – legal entity, required licensing, regulatory requirements, etc.

**Experience as a warehouse operator** – understand critical issues like labor costs, productivity, local market freight capacity, etc. Unlike pure consultants, we can *implement* our recommended solution.

**One-stop provider of integrated services** – knowledge of local air/ocean operations and customs brokerage and how these impact warehouse location choice.

### Benefit

- More accurate assessment based on real-world insight
- More accurate picture of how easy it is to do business in different markets
- Recommendation based on actual operating experience and technology-aided insights
- Recommendation reflects broad understanding of all key factors. Single-source logistics solution easier to manage.