



Wisconsin's newest and only rail served BTS site with unmatched power capabilities

Pad Ready Sites
Anticipated Delivery
Q4 2023

198 Acres to
Accommodate
up to 2.4M SF

LogistiCenterSM at Pleasant Prairie

Pleasant Prairie, WI

logisticenteratpleasantprairie.com



**DERMODY
PROPERTIES**



Dermody.com

Southeast Wisconsin



CHICAGO

45 Minutes



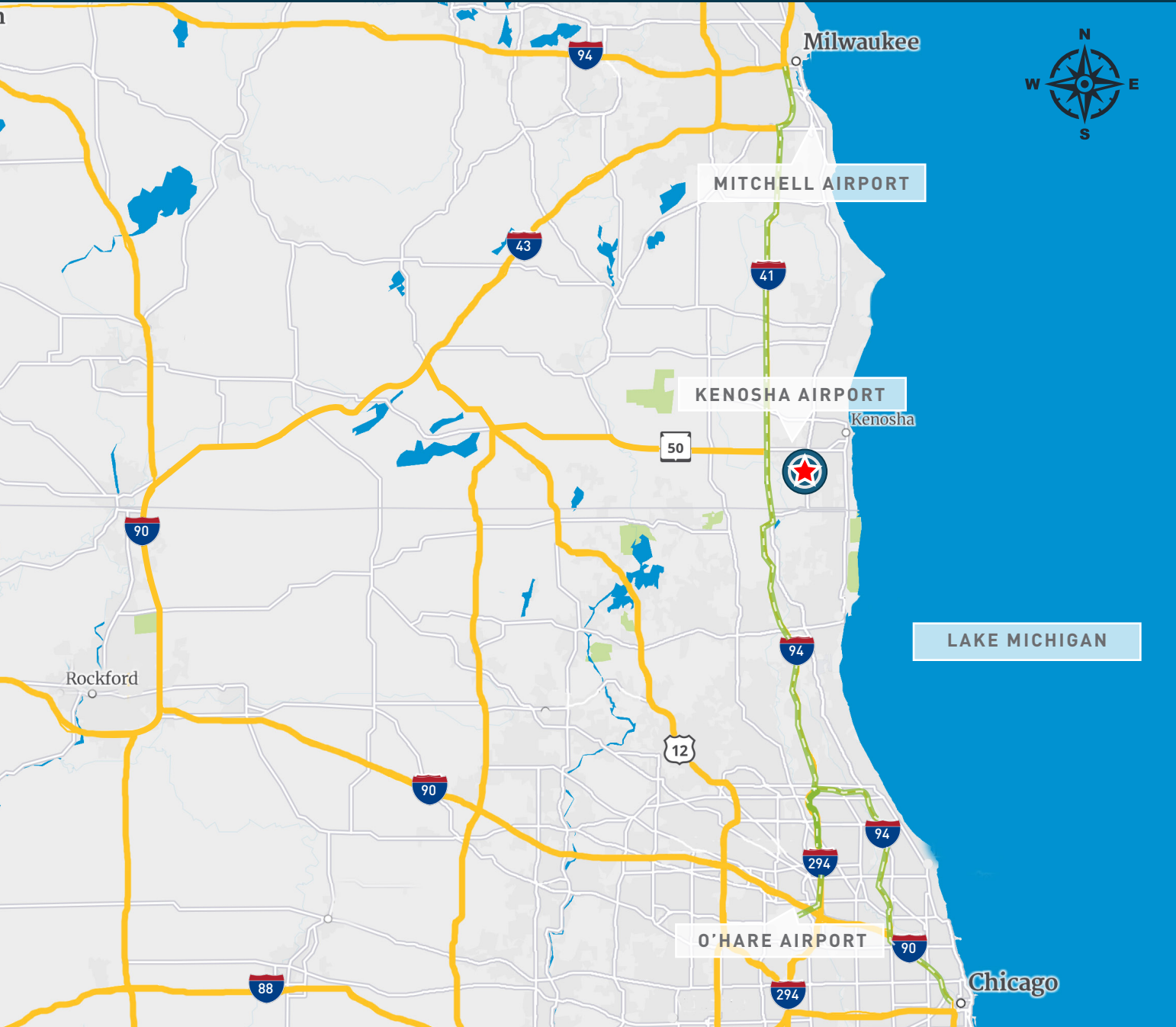
MITCHELL INT'L
AIRPORT

25 Minutes



O'HARE INT'L
AIRPORT

40 Minutes



- Planned as a 3-building logistics campus totaling 2,396,000 square feet
- Flexibility to accommodate build to suits from 250,000 square feet to 1M square feet
- Over 3.5 million people reside within 45 minutes of the park
- **Dual Rail Service (Union Pacific & Canadian Pacific)**
- Immediate access to I-94 from a four-way interchange
- Anticipated delivery Q4 2023
- 40' ft clear
- Trailer parking
- **Unmatched fresh water service from Lake Michigan**
- **345KV transmission line available to directly connect with potential for 100+ megawatts**
- Part of a 1,496 acre Lakeview Corporate Park that includes a 170-acre office and commercial park and a 425-acre nature conservancy area

Area Amenities



KENOSHA

ULINE
SHIPPING SUPPLY SPECIALISTS

amazon

Gordon
FOOD SERVICE

PLEASANT PRAIRIE

RUST-OLEUM

inSinkerator

LogistiCenter Pleasant Prairie

Aurora Health Care

PLEASANT PRAIRIE PREMIUM OUTLETS

HARIBO

NEXUS
PHARMACEUTICALS

ULINE
SHIPPING SUPPLY SPECIALISTS

LAKEVIEW CORPORATE PARK

pepsi **VW** **meijer**

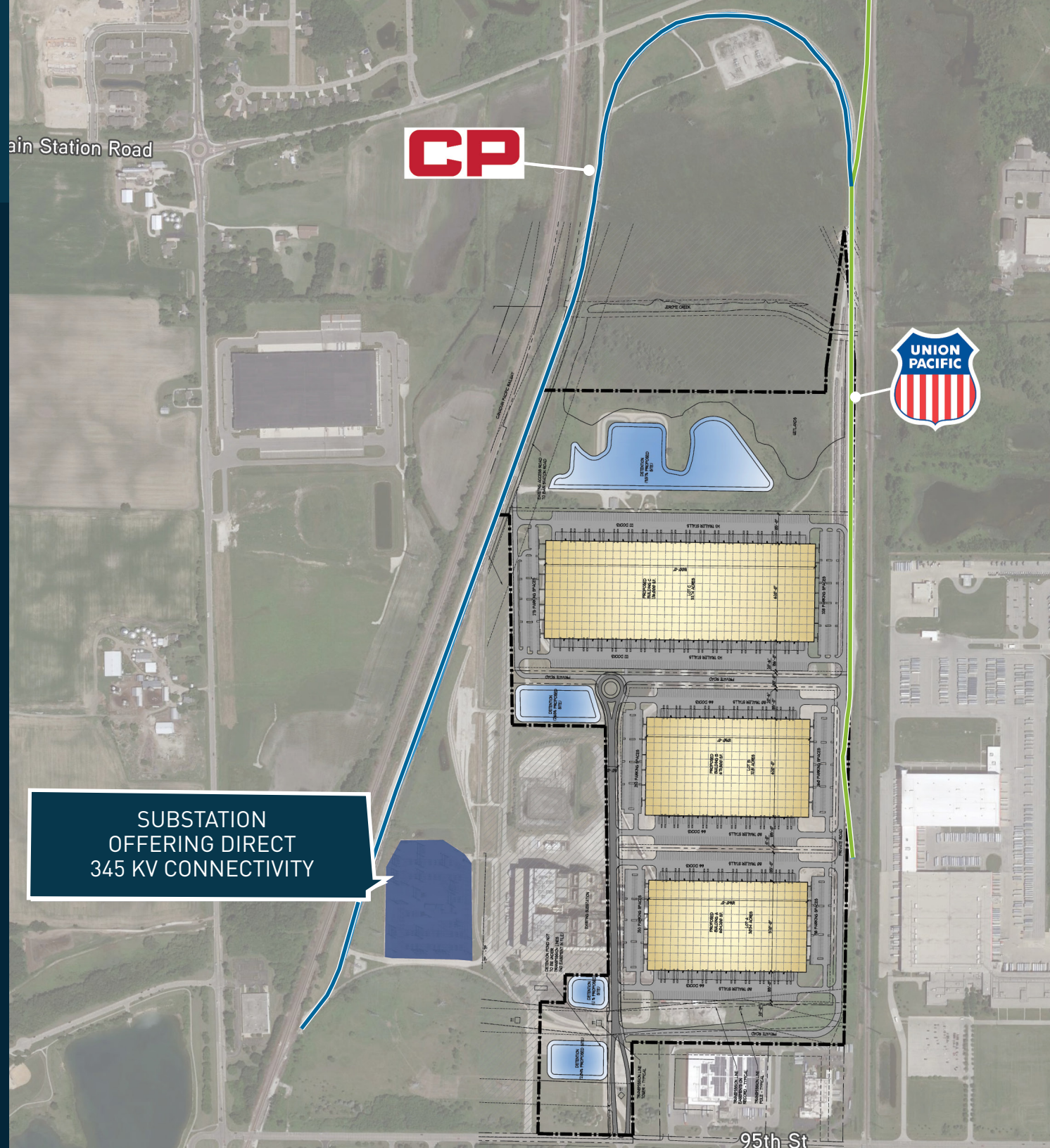
IRIS **YAMAHA** **Sally's Bells** **EMCO**
CHEMICAL DISTRIBUTORS

scJohnson **niagara** **Hospira** **ULINE**
SHIPPING SUPPLY SPECIALISTS

Wisconsin
Illinois

Wisconsin
Illinois

Connectivity

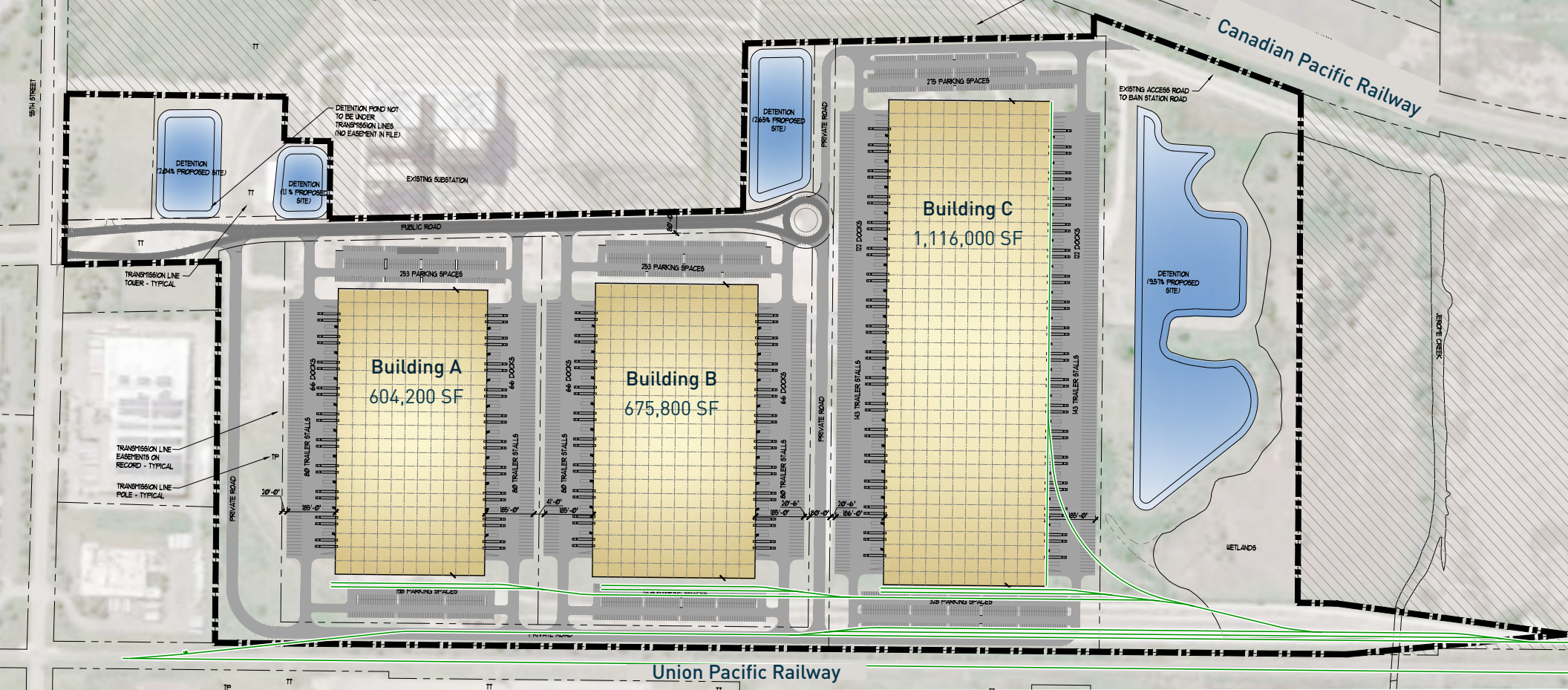


Main Station Road



SUBSTATION
OFFERING DIRECT
345 KV CONNECTIVITY

95th St



Building and Rail Concept Overview

2,396,000 SF Available For BTS

Flexible Building Size or Configurations

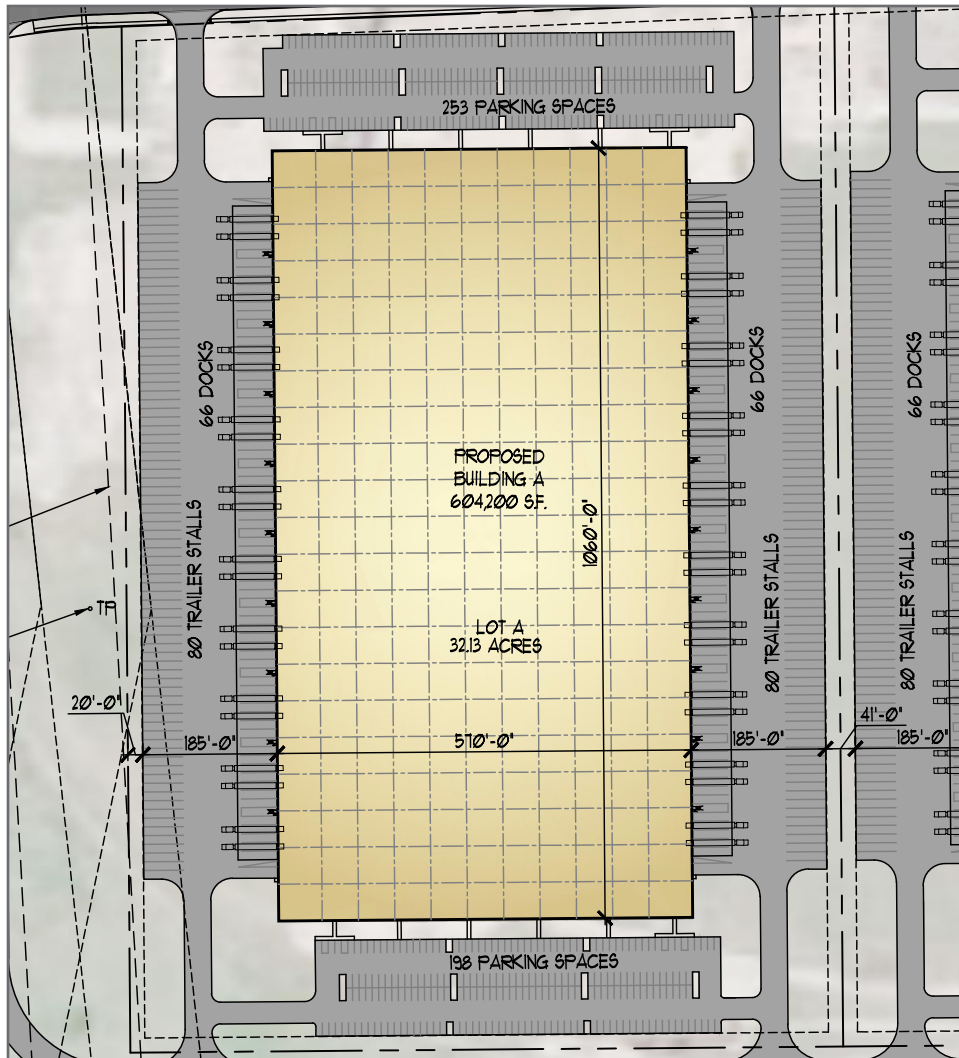
Building A	
Size	604,200 SF
Clear Height	40'
Docks	132
Parking	451
Trailers	160

Building B	
Size	675,800 SF
Clear Height	40'
Docks	132
Parking	513
Trailers	160

Building C	
Size	1,116,000 SF
Clear Height	40'
Docks	244
Parking	603
Trailers	286

Property Overview

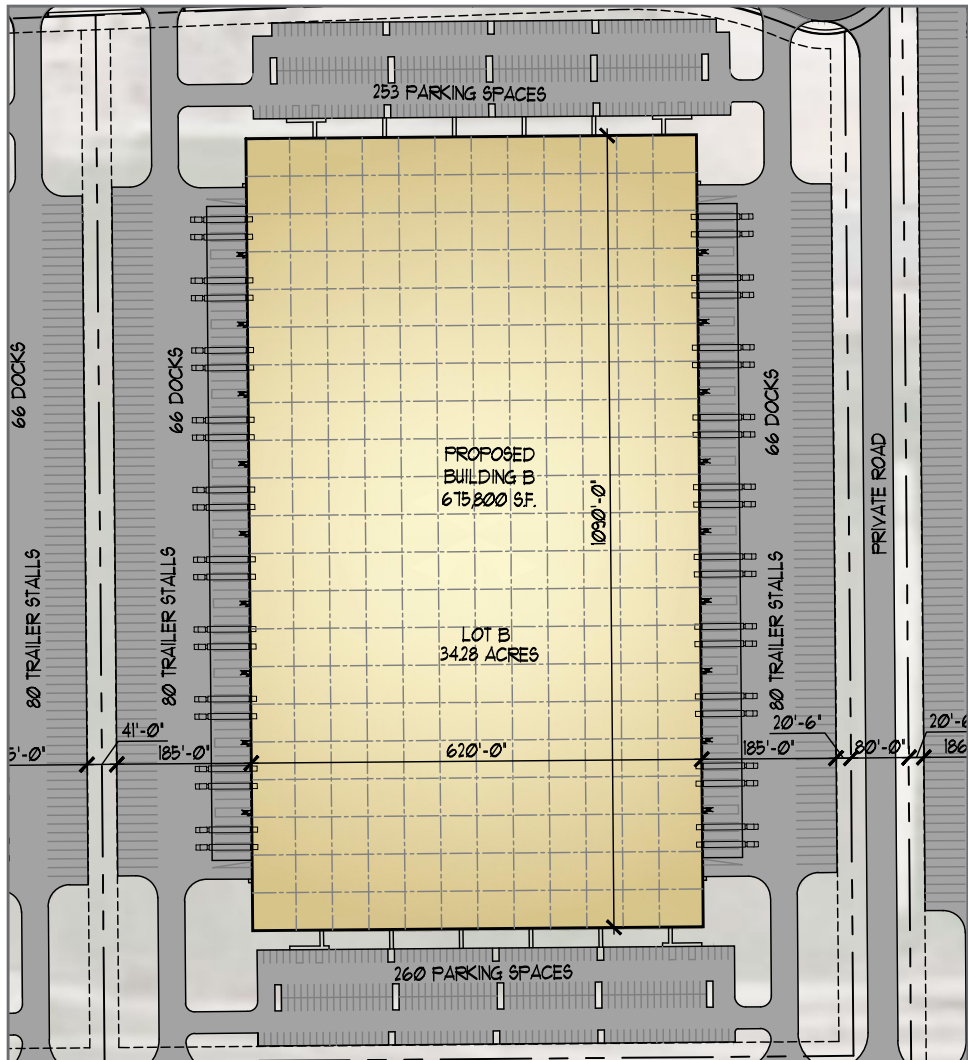
Building A - 604,200 SF



Building Dimensions: 604,200	Clear Height: 40'
Drive-In Doors: 4	Column Spacing: 50'x52'
Dock Doors: 132	Office Area: To Suit
Trailer Parking: 160	Floors: 8" Un-Reinforced
Car Parking: 451	Lighting: To Suit
Zoning: M-2 General Manufacturing	HVAC Systems: 80/20 MAU's
Year Built: 2023	Electric: 3000 AMPS
Structure Exterior: Precast Concrete Wall Panels	Roof: 45 Mil EPDM Ballasted

Property Overview

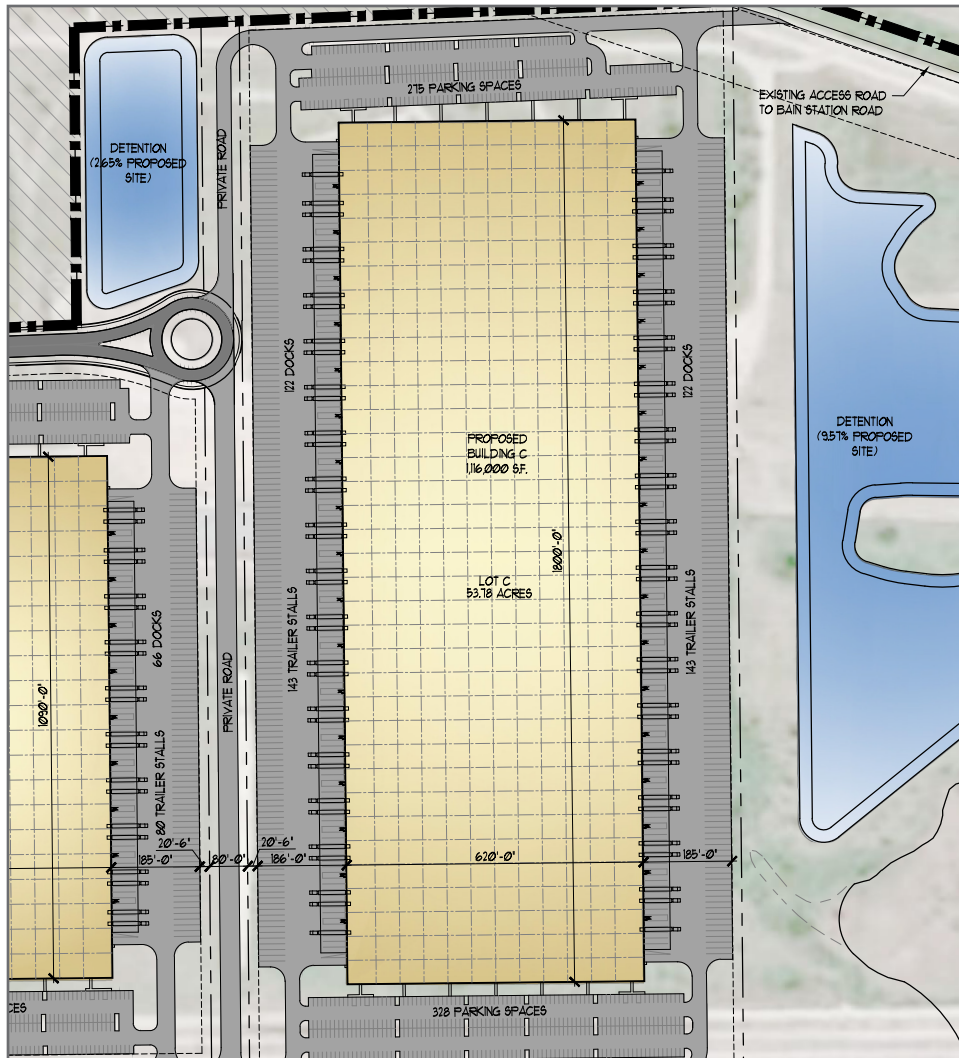
Building B - 675,800 SF



Building Dimensions: 675,800	Clear Height: 40'
Drive-In Doors: 4	Column Spacing: 50'x52'
Dock Doors: 132	Office Area: To Suit
Trailer Parking: 160	Floors: 8" Un-Reinforced
Car Parking: 513	Lighting: To Suit
Zoning: M-2 General Manufacturing	HVAC Systems: 80/20 MAU's
Year Built: 2023	Electric: 3000 AMPS
Structure Exterior: Precast Concrete Wall Panels	Roof: 45 Mil EPDM Ballasted

Property Overview

Building C - 1,116,000 SF



Building Dimensions: 1,116,000	Clear Height: 40'
Drive-In Doors: 4	Column Spacing: 50'x52'
Dock Doors: 244	Office Area: To Suit
Trailer Parking: 286	Floors: 8" Un-Reinforced
Car Parking: 603	Lighting: To Suit
Zoning: M-2 General Manufacturing	HVAC Systems: 80/20 MAU's
Year Built: 2023	Electric: 3000 AMPS
Structure Exterior: Precast Concrete Wall Panels	Roof: 45 Mil EPDM Ballasted

Demographics



342,514
Employees

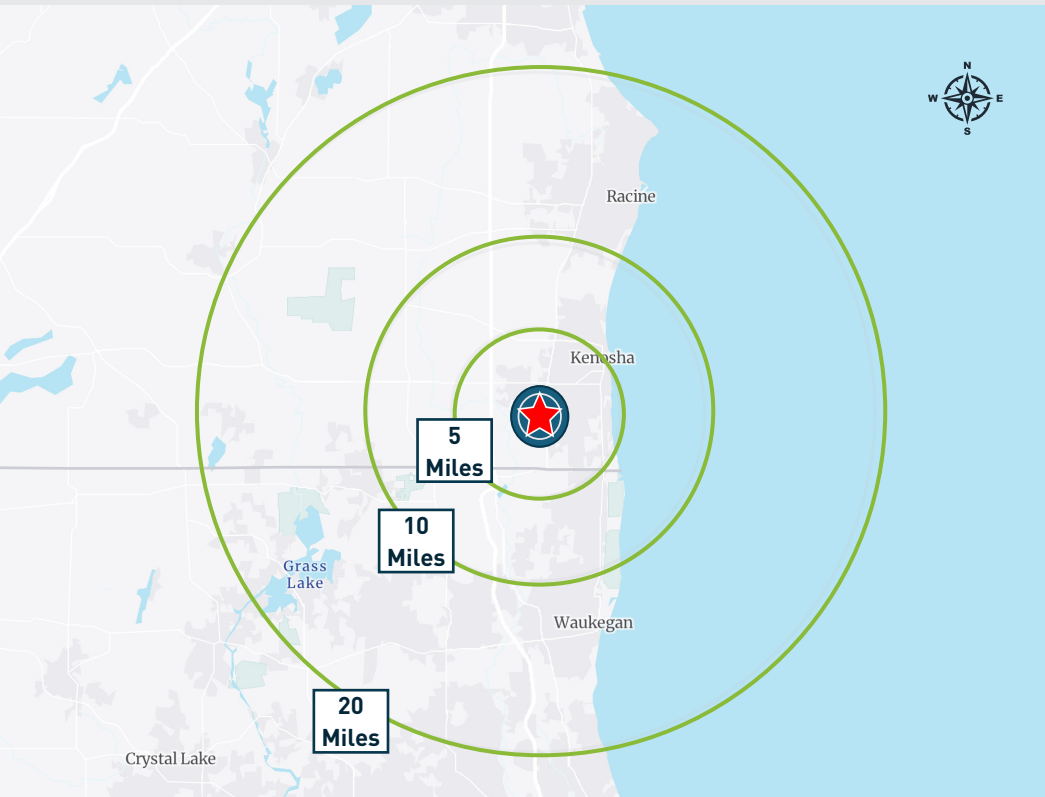


5,664
Businesses



66% Between
Ages 15-64

	5 Miles	10 Miles	20 Miles
Total Population	108,726	214,779	774,985
Total Households	42,690	82,167	288,056
Average Household Income	\$89,118	\$90,624	\$106,708
Median Age	37.2	36.8	37.8



Drive Times

City	Drive Time (Hours)
Milwaukee	0.5
Chicago	1.0
Indianapolis	4.5
St. Louis	5.5
Detroit	5.5
Des Moines	5.5
Minneapolis	5.5
Louisville	6.0
Cincinnati	6.0
Cleveland	6.5
Omaha	7.5
Kansas City	8.0
Pittsburgh	8.5
Nashville	8.5
Memphis	9.0

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About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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