



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

Two remaining pad ready sites to accommodate up to 1.8M SF with rail siding

LogistiCenterSM at Pleasant Prairie

Pleasant Prairie, WI

logisticenteratpleasantprairie.com



**DERMODY
PROPERTIES**

Dermody.com



Colliers.com

Southeast Wisconsin



CHICAGO

45 Minutes



MILWAUKEE

40 Minutes



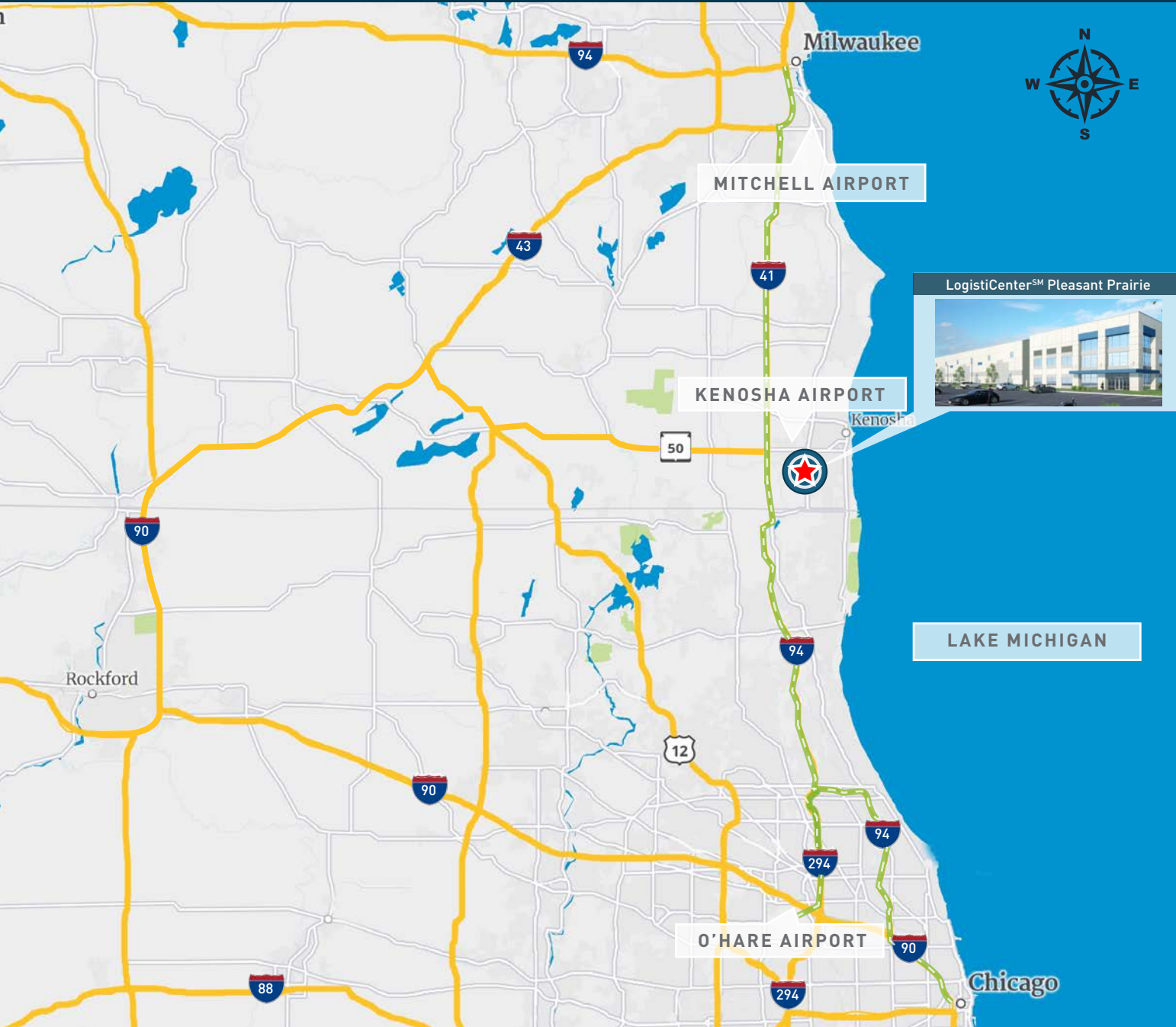
MITCHELL INT'L
AIRPORT

25 Minutes



O'HARE INT'L
AIRPORT

40 Minutes



- Planned as a 3-building logistics campus totaling 2,384,765 square feet
- Flexibility to accommodate build to suits from 250,000 square feet to 1.8M square feet
- Over 3.5 million people reside within 45 minutes of the park
- **Dual Rail Service (Union Pacific & Canadian Pacific Kansas City)**
- Active Union Pacific rail spur by Q1 25
- Pad ready sites by Q3 2024
- Flexible clear heights
- Trailer parking
- **Unmatched fresh water service from Lake Michigan**
- **345KV transmission line available to directly connect with potential for 100+ megawatts**
- Adjacent to 1,496 acre Lakeview Corporate Park that includes a 170-acre office and commercial park and a 425-acre nature conservancy area

Corporate Neighbors



KENOSHA

ULINE
SHIPPING SUPPLY SPECIALISTS

amazon

Gordon
FOOD SERVICE



PLEASANT PRAIRIE

RUST-OLEUM

inSink erator

LogistiCenterSM Pleasant Prairie



Lakeview Parkway

pepsi VW meijer

IRIS YAMAHA Betty's Belly EMCO
CHEMICAL DISTRIBUTORS

scJohnson niagara Hospira ULINE
SHIPPING SUPPLY SPECIALISTS

Aurora Health Care

PLEASANT PRAIRIE
PREMIUM OUTLETS

HARIBO NEXUS
PHARMACEUTICALS

ULINE
SHIPPING SUPPLY SPECIALISTS

LAKEVIEW
CORPORATE PARK

Wisconsin
Illinois

Wisconsin
Illinois

Connectivity



Main Station Road

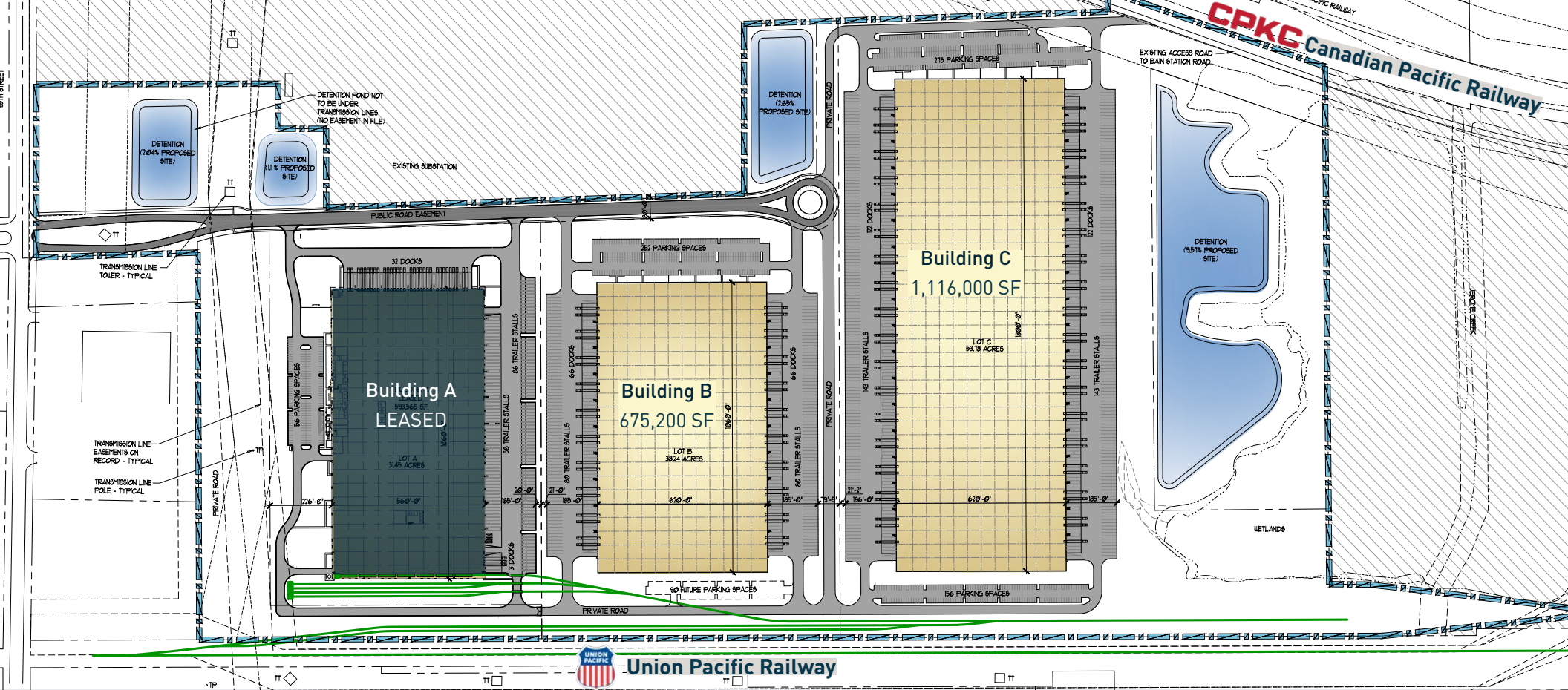
CPKC



SUBSTATION
OFFERING DIRECT
345 KV CONNECTIVITY

WestRock
Build to Suit

95th St



Building and Rail Concept Overview

1,800,000 SF Available For BTS
 Flexible Building Size or Configurations
 Rail Service to Building B and C Available

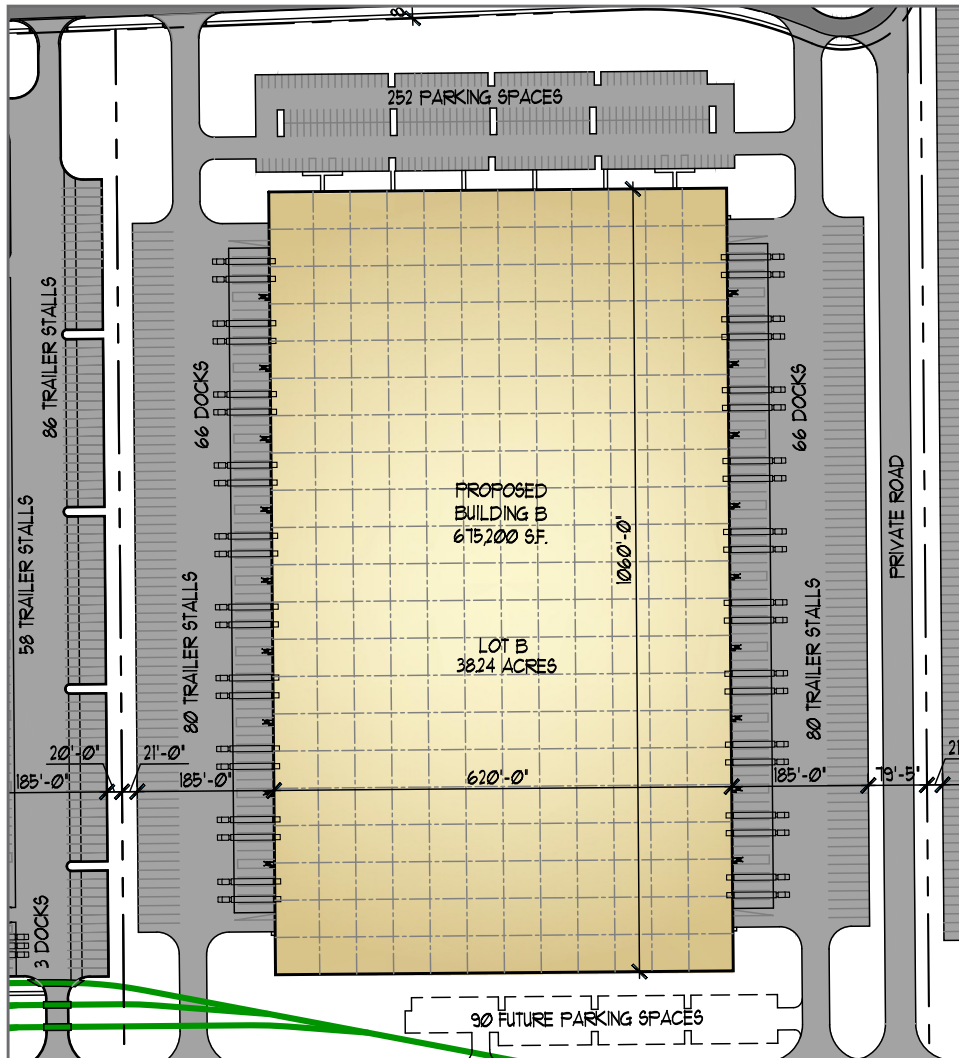
Building A - LEASED	
Size	593,565 SF
Clear Height	40'
Docks	35
Parking	156
Trailers	144

Building B	
Size	675,200 SF
Clear Height	40'
Docks	132
Parking	252
Trailers	160

Building C	
Size	1,116,000 SF
Clear Height	40'
Docks	244
Parking	431
Trailers	286

Property Overview

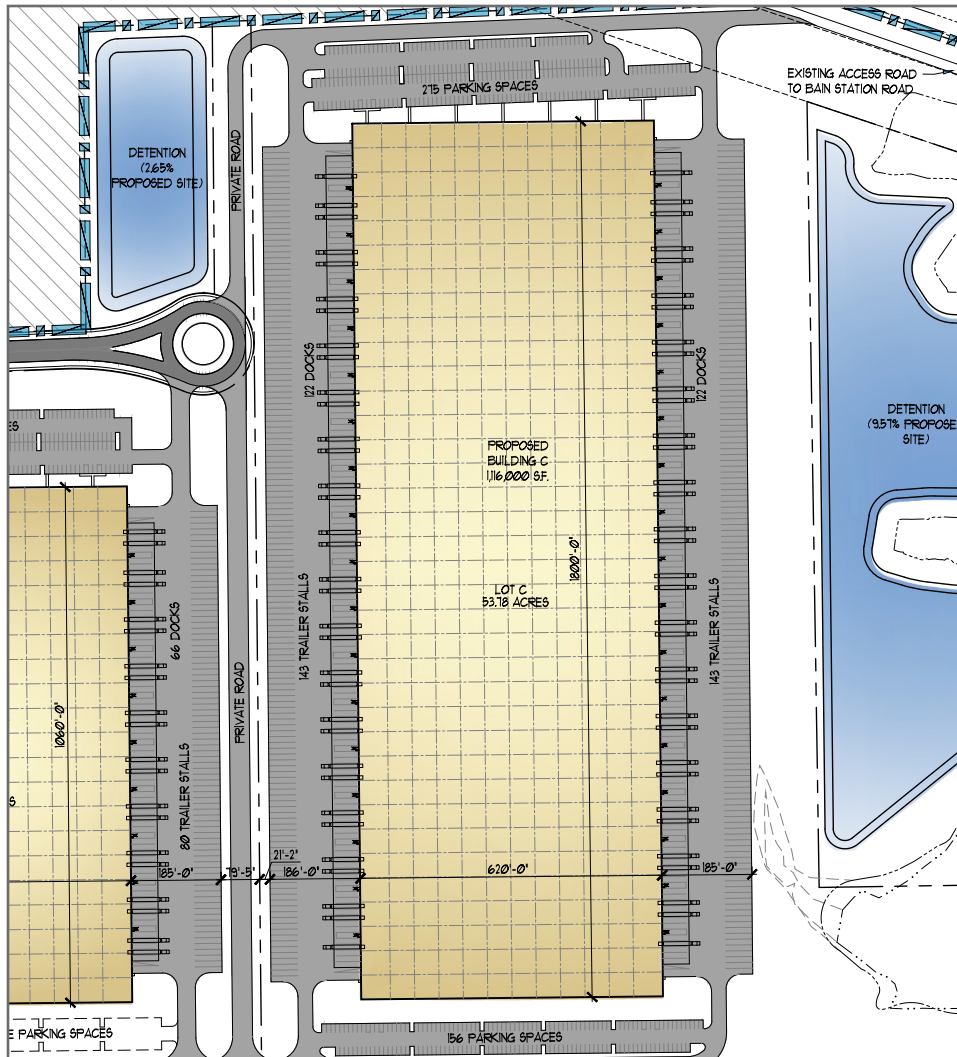
Building B Concept Plan - 675,200 SF
Flexible to accommodate BTS requirements



Building Dimensions: 675,200	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: 252	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 Concept Plan - 1,116,000 SF
Flexible to accommodate BTS requirements



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: 431	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

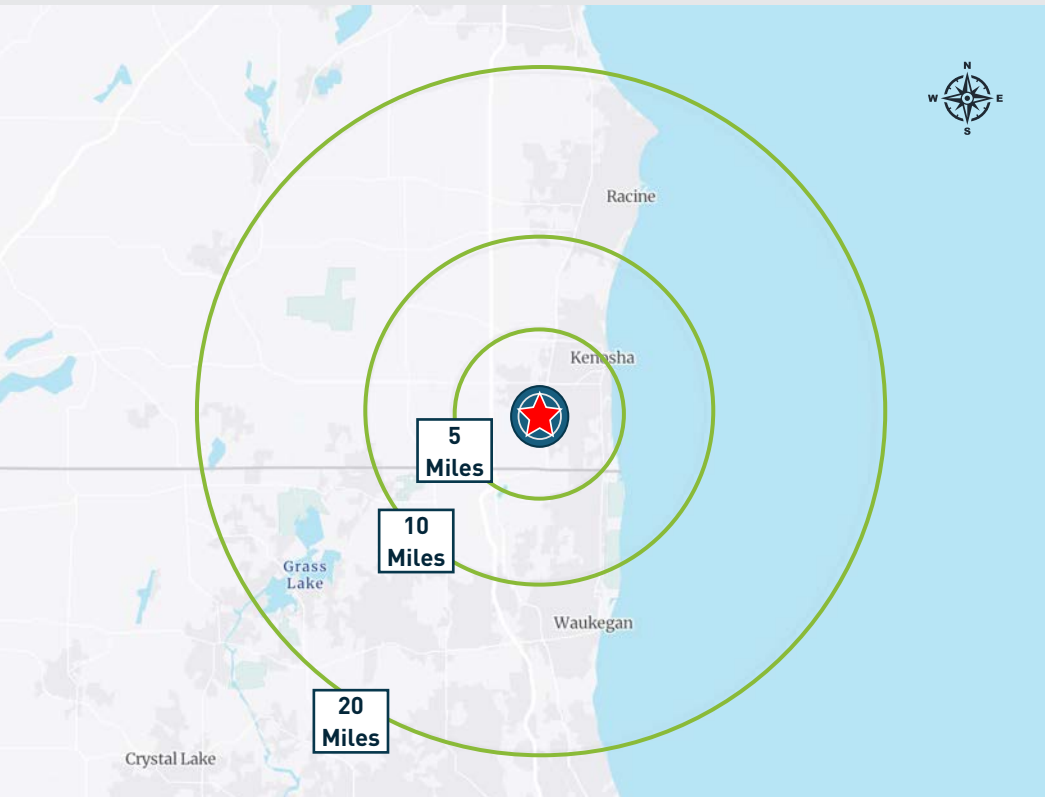


5,664
Businesses



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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