



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

# LogistiCenter<sup>®</sup> at Pleasant Prairie

Pleasant Prairie, WI

[logisticenteratpleasantprairie.com](http://logisticenteratpleasantprairie.com)



**DERMODY  
PROPERTIES**

[Dermody.com](http://Dermody.com)



[Colliers.com](http://Colliers.com)

# Southeast Wisconsin



CHICAGO

45 Minutes



MILWAUKEE

40 Minutes



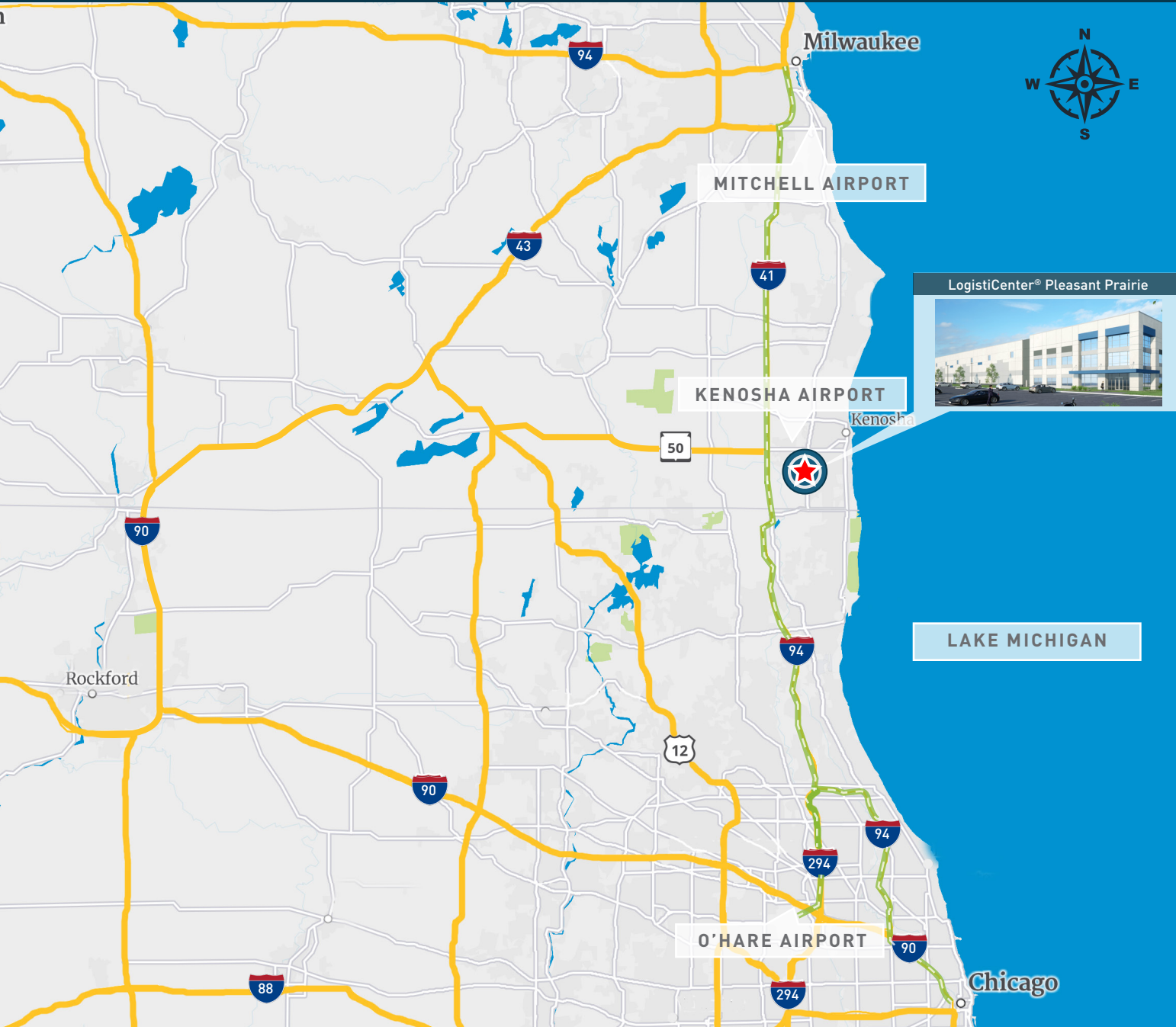
MITCHELL INT'L  
AIRPORT

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



Microsoft

LogistiCenter® Pleasant Prairie

PLEASANT PRAIRIE

**RUST-OLEUM**

inSink erator



**meijer**

**EMCO**  
CHEMICAL DISTRIBUTORS

**ULINE**  
SHIPPING SUPPLY SPECIALISTS

Lakeview Parkway

Aurora Health Care

PLEASANT PRAIRIE  
PREMIUM OUTLETS

**HARIBO** **NEXUS**  
PHARMACEUTICALS

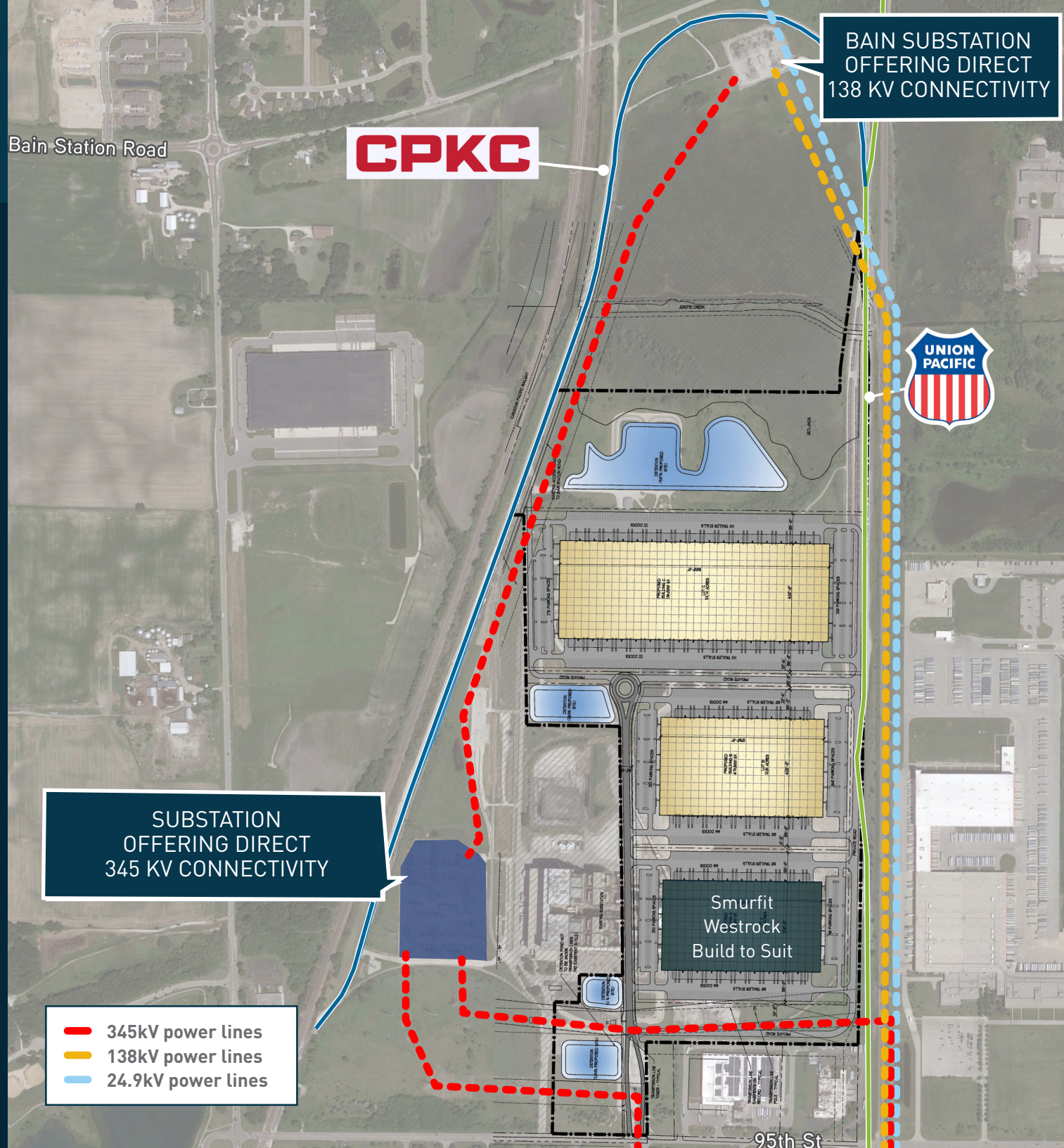
**ULINE**  
SHIPPING SUPPLY SPECIALISTS

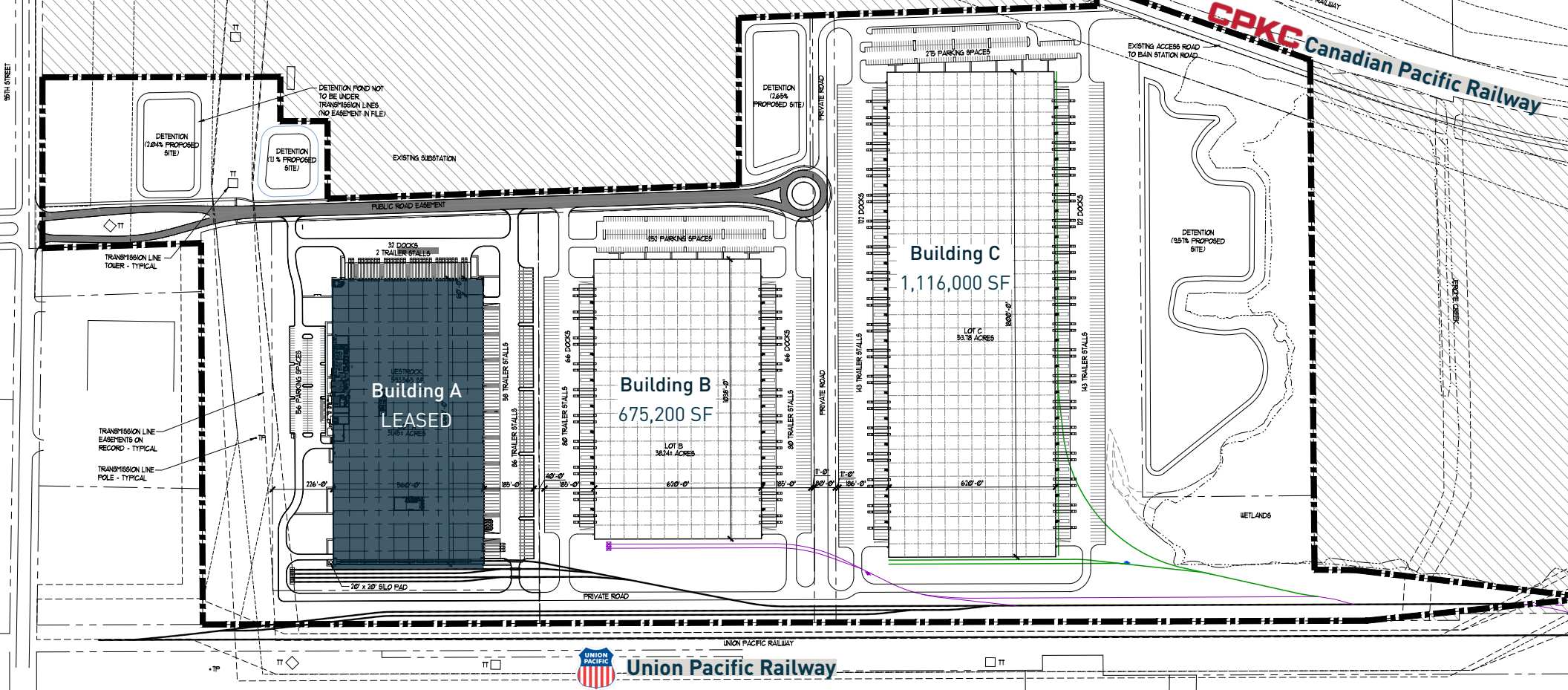
LAKEVIEW  
CORPORATE PARK

Wisconsin  
Illinois

Wisconsin  
Illinois

# Connectivity





# 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

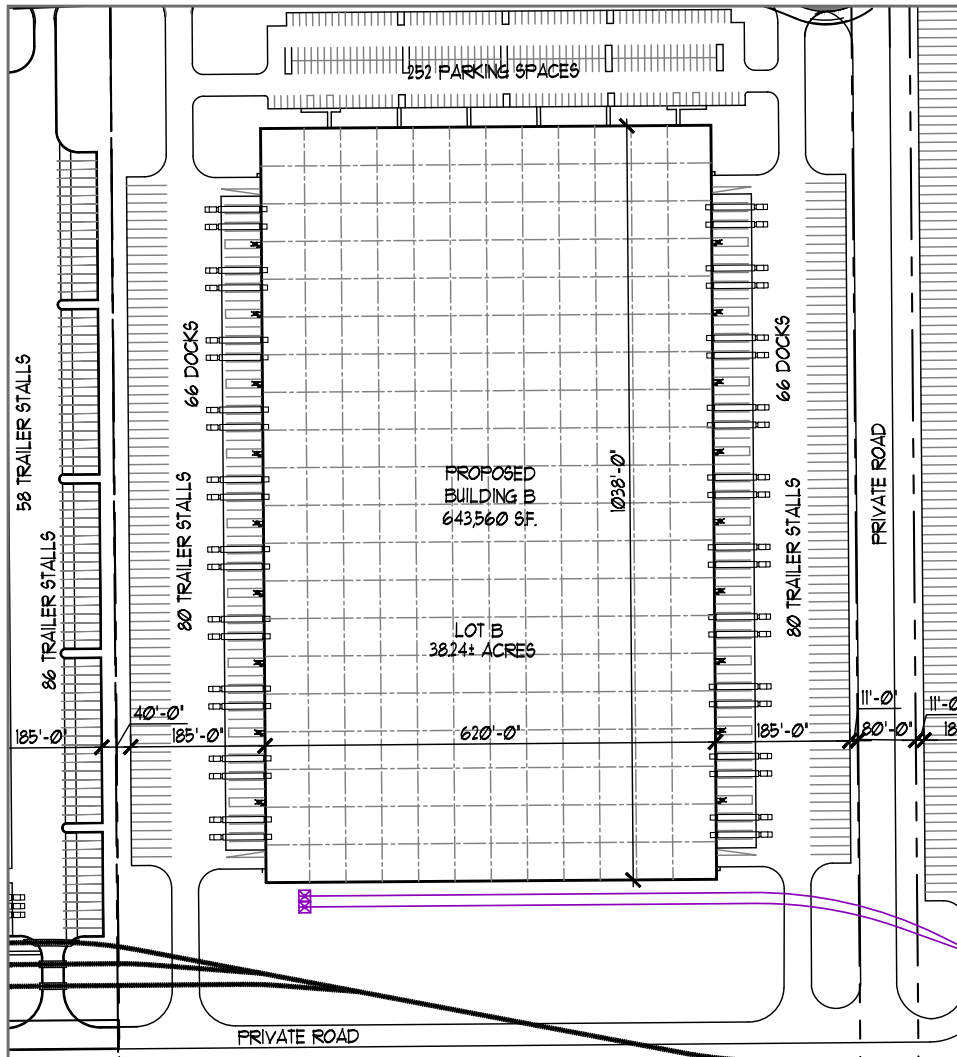
Building A - LEASED	
Size	593,565 SF
Clear Height	40'
Docks	35
Parking	156
Trailers	144

Building B	34.28 buildable acres
Size	675,200 SF
Clear Height	40'
Docks	132
Parking	252
Trailers	160

Building C	53.78 buildable acres
Size	1,116,000 SF
Clear Height	40'
Docks	244
Parking	431
Trailers	286

# Property Overview

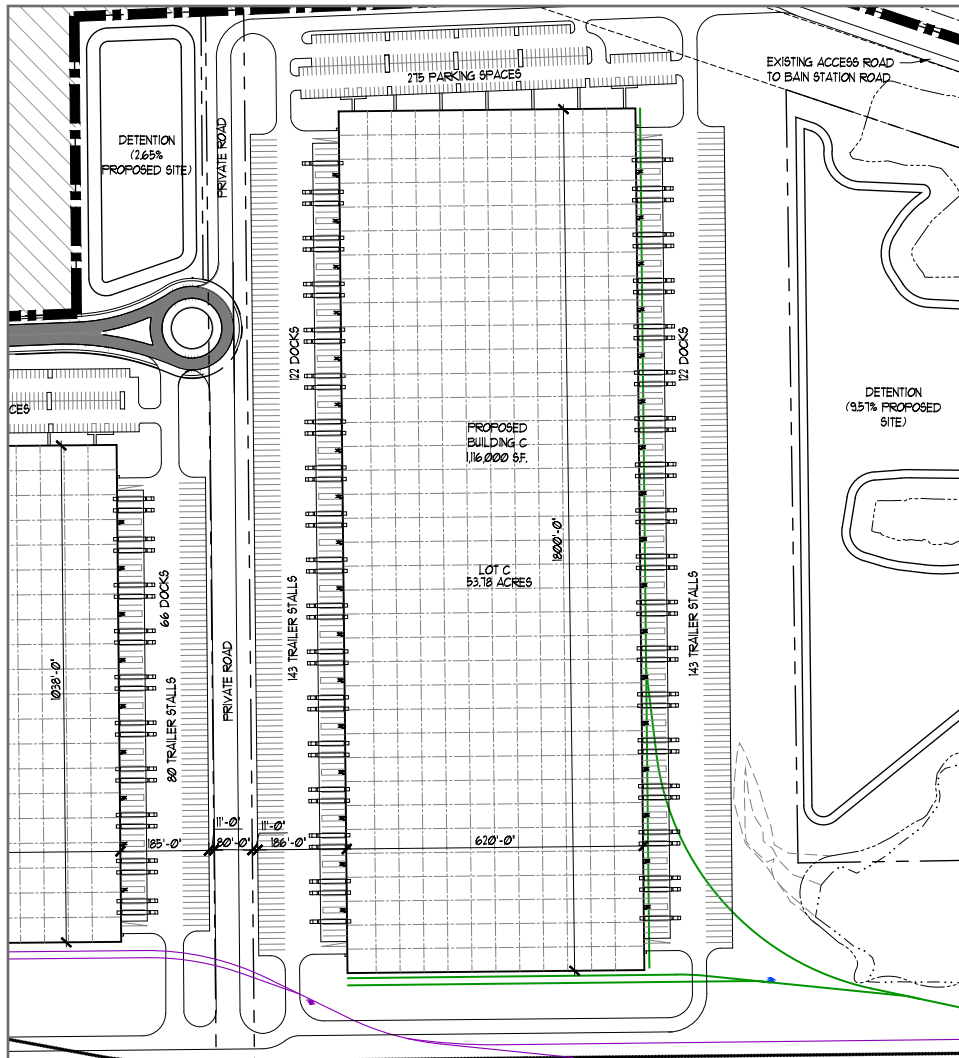
Building B Concept Plan - 675,200 SF  
Flexible to accommodate BTS requirements



<b>Building Dimensions:</b> 675,200	<b>Clear Height:</b> 40'
<b>Drive-In Doors:</b> 4	<b>Column Spacing:</b> 50'x52'
<b>Dock Doors:</b> 132	<b>Office Area:</b> To Suit
<b>Trailer Parking:</b> 160	<b>Floors:</b> 8" Un-Reinforced
<b>Car Parking:</b> 252	<b>Lighting:</b> To Suit
<b>Zoning:</b> M-2 General Manufacturing	<b>HVAC Systems:</b> 80/20 MAU's
<b>Year Built:</b> 2023	<b>Electric:</b> 3000 AMPS
<b>Structure Exterior:</b> Precast Concrete Wall Panels	<b>Roof:</b> 45 Mil EPDM Ballasted

# Property Overview

Building C Concept Plan - 1,116,000 SF  
Flexible to accommodate BTS requirements



<b>Building Dimensions:</b> 1,116,000	<b>Clear Height:</b> 40'
<b>Drive-In Doors:</b> 4	<b>Column Spacing:</b> 50'x52'
<b>Dock Doors:</b> 244	<b>Office Area:</b> To Suit
<b>Trailer Parking:</b> 286	<b>Floors:</b> 8" Un-Reinforced
<b>Car Parking:</b> 431	<b>Lighting:</b> To Suit
<b>Zoning:</b> M-2 General Manufacturing	<b>HVAC Systems:</b> 80/20 MAU's
<b>Year Built:</b> 2023	<b>Electric:</b> 3000 AMPS
<b>Structure Exterior:</b> Precast Concrete Wall Panels	<b>Roof:</b> 45 Mil EPDM Ballasted

# Demographics



**342,514**  
Employees

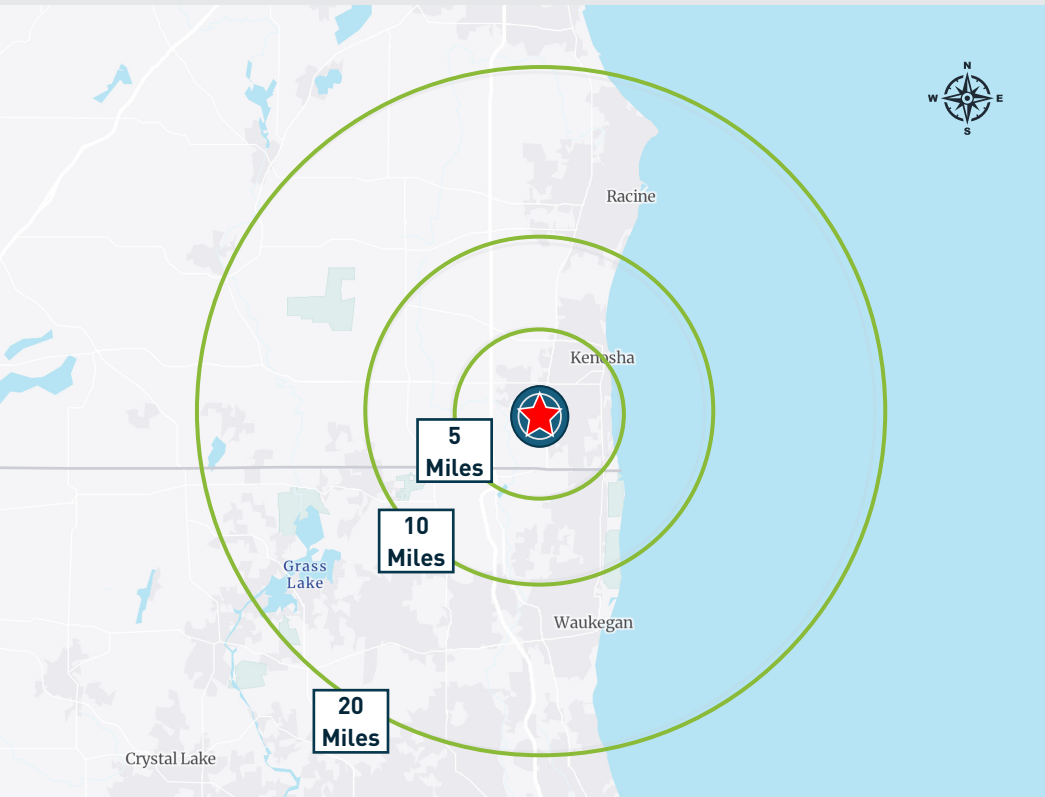


**5,664**  
Businesses



**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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Pleasant Prairie, WI

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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](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® 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 LogistiCenter® 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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