



3 Buildings Totaling 2,396,000 SF
Anticipated Delivery Q4 2023
Build-to-Suit Available for Lease

LogistiCenter Pleasant Prairie

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



**DERMODY
PROPERTIES**



[Dermody.com](https://www.Dermody.com)

Southeast Wisconsin



CHICAGO

45 Minutes



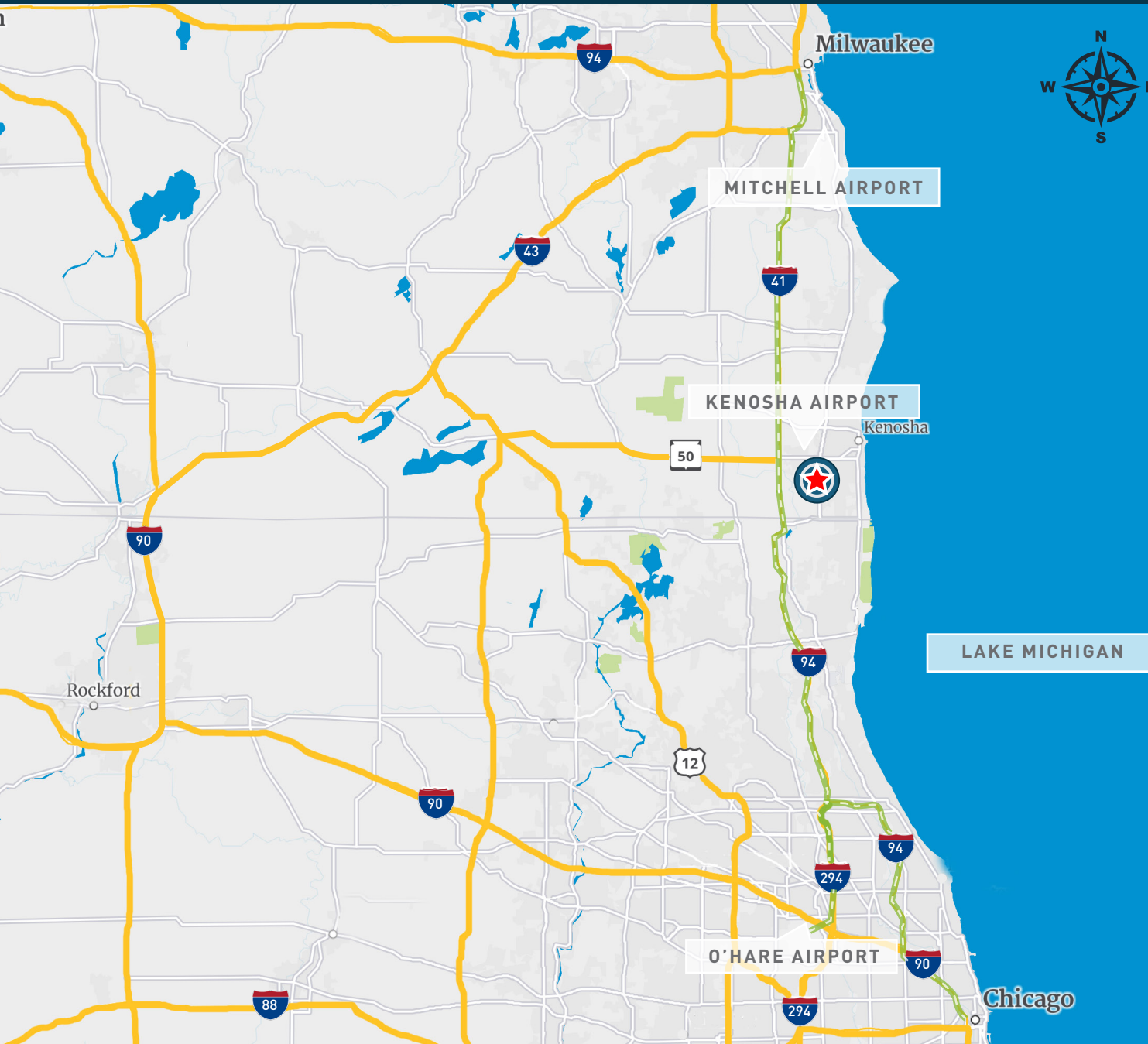
MITCHELL INT'L
AIRPORT

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**
- **138kV 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

KENOSHA



ULINE
SHIPPING SUPPLY SPECIALISTS

amazon

Gordon
FOOD SERVICE

PLEASANT PRAIRIE

RUST-OLEUM

in sink erator

LogistiCenter Pleasant Prairie



94

Lakeview Parkway

Aurora Health Care
PLEASANT PRAIRIE
PREMIUM OUTLETS

HARIBO

NEXUS
PHARMACEUTICALS

ULINE
SHIPPING SUPPLY SPECIALISTS

LAKEVIEW
CORPORATE PARK

pepsi VW meijer



YAMAHA



EMCO
CHEMICAL DISTRIBUTORS

scJohnson

agara
BOTTLING, LLC

Hospira

ULINE
SHIPPING SUPPLY SPECIALISTS

Wisconsin
Illinois

Wisconsin
Illinois

Connectivity

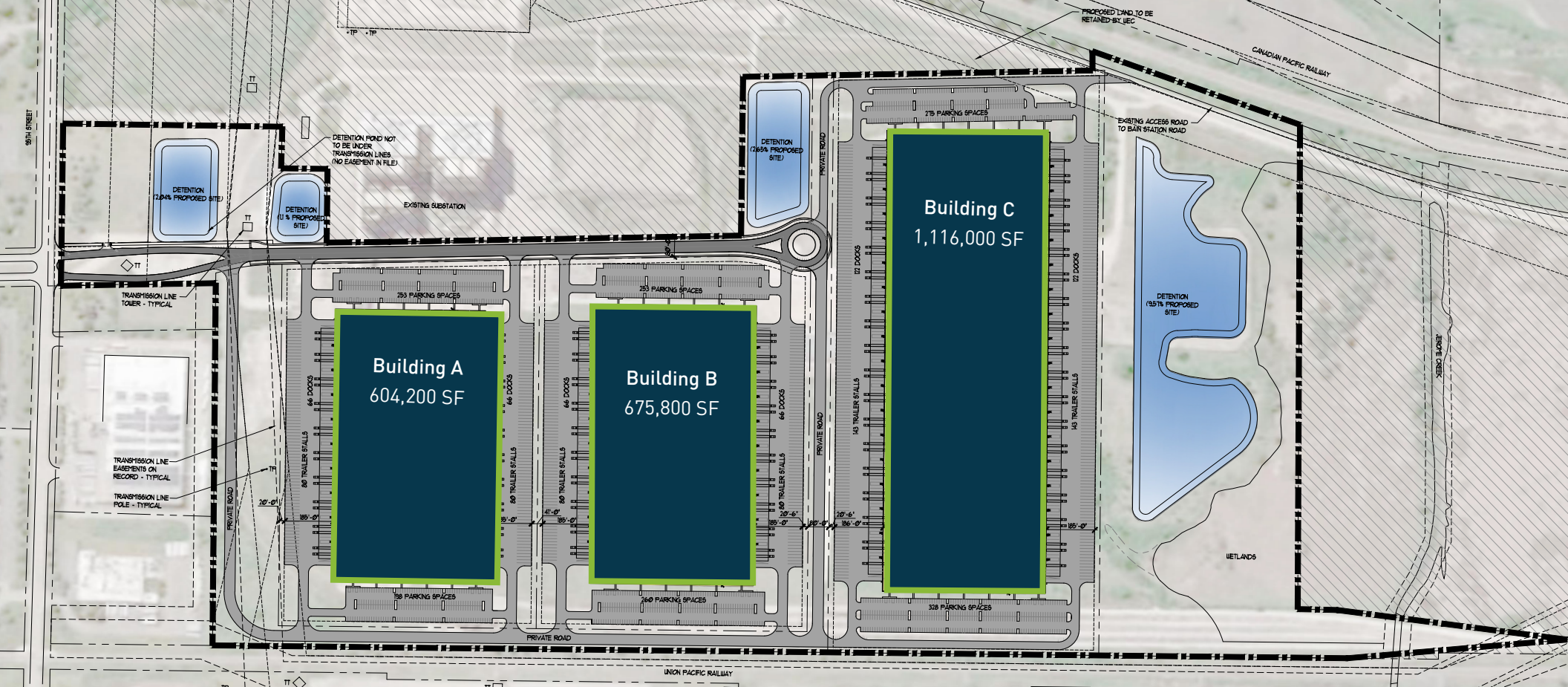
Main Station Road



SUBSTATION
OFFERING DIRECT
138 KV CONNECTIVITY

95th St





Property Overview

2,396,000 SF Available For Lease

Building A

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

Building B

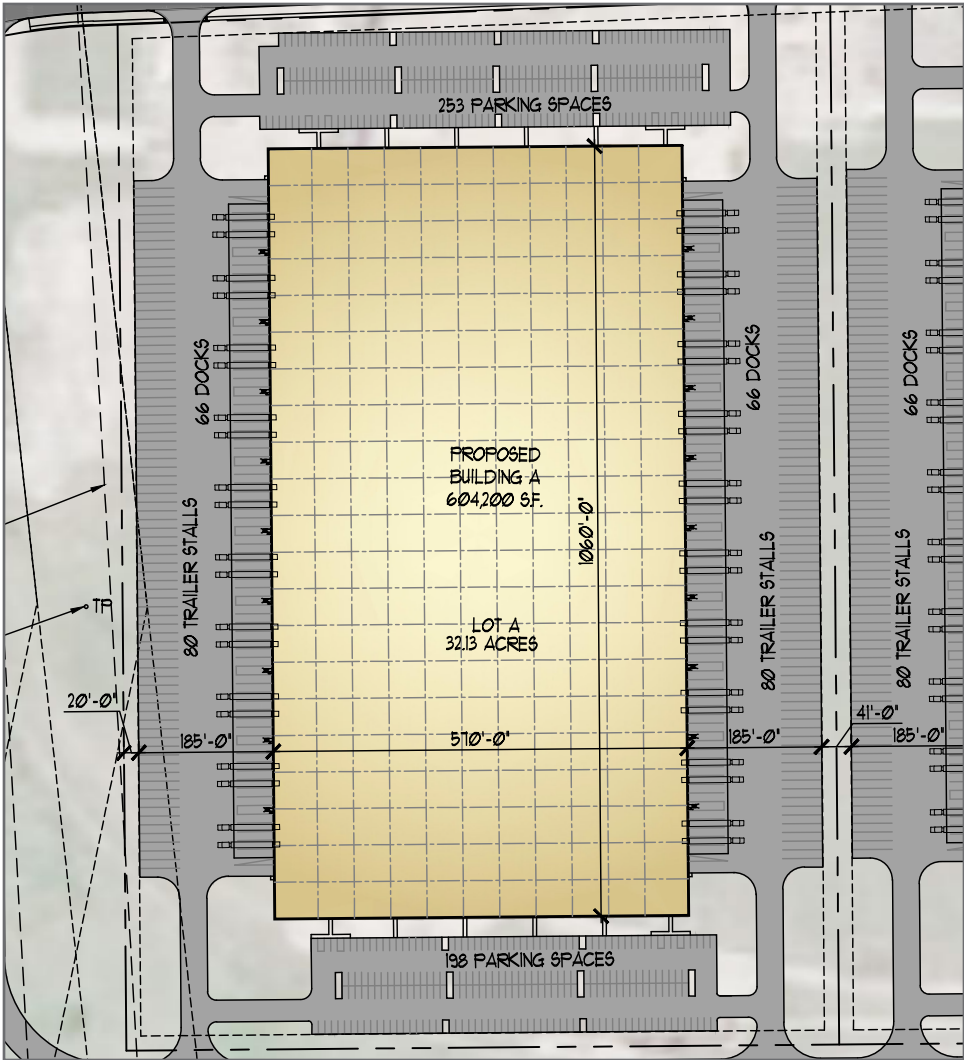
Size	675,800 SF
Clear Height	40'
Docks	132
Parking	513
Trailers	160

Building C

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

Property Overview

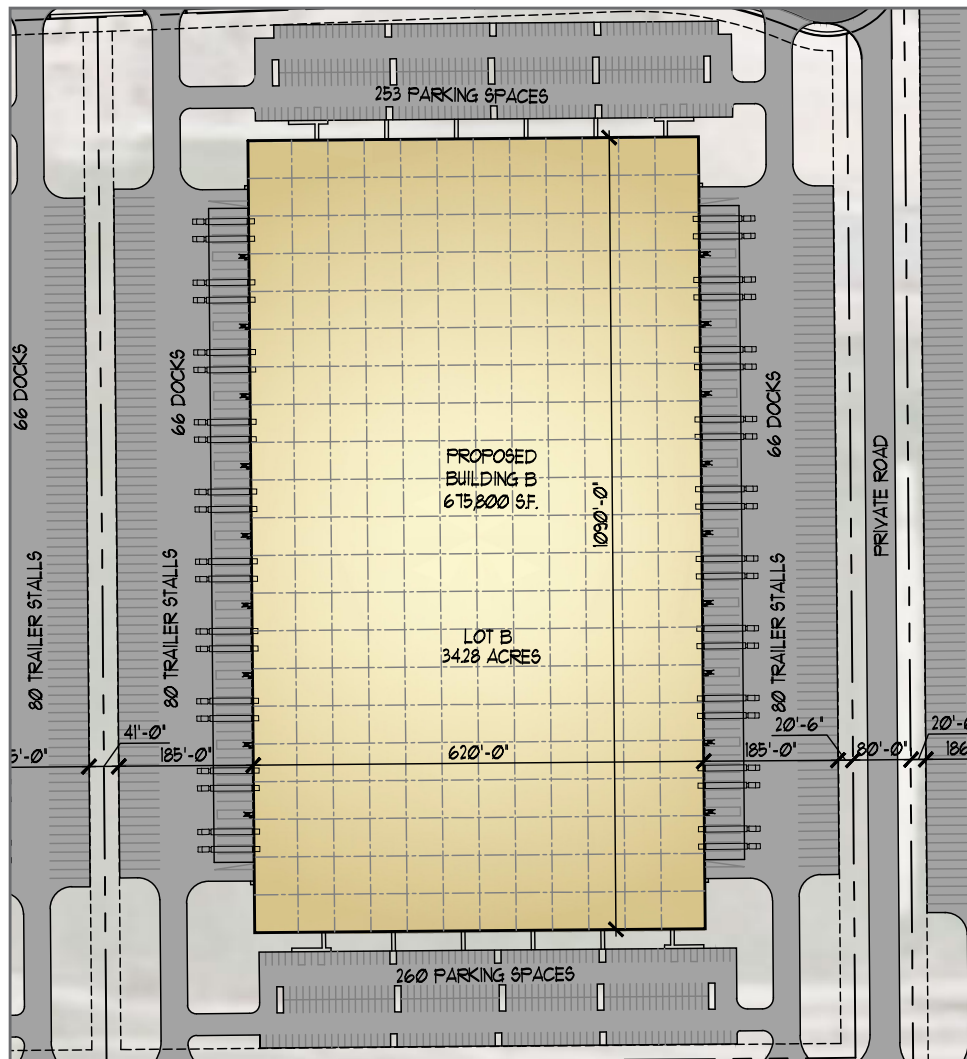
Building A - 604,200 SF



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

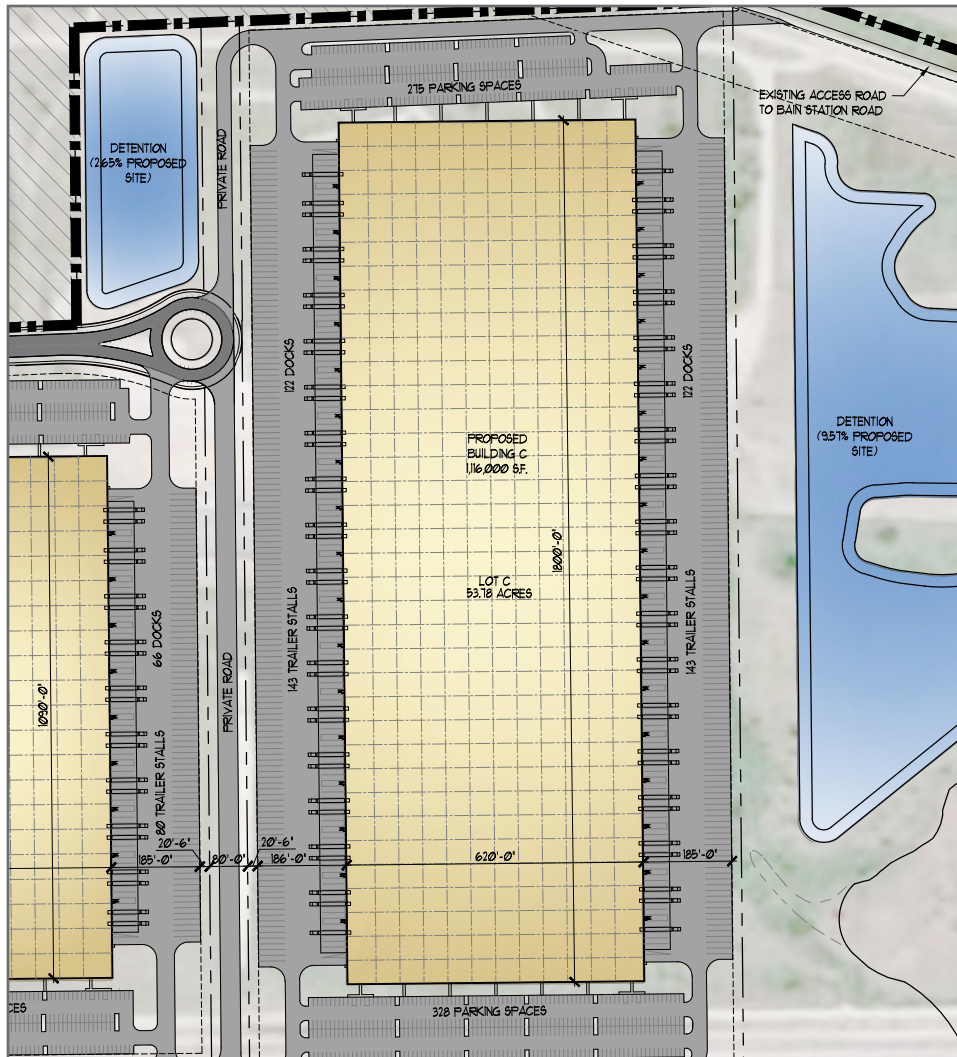
Electric:
3000 AMPS

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

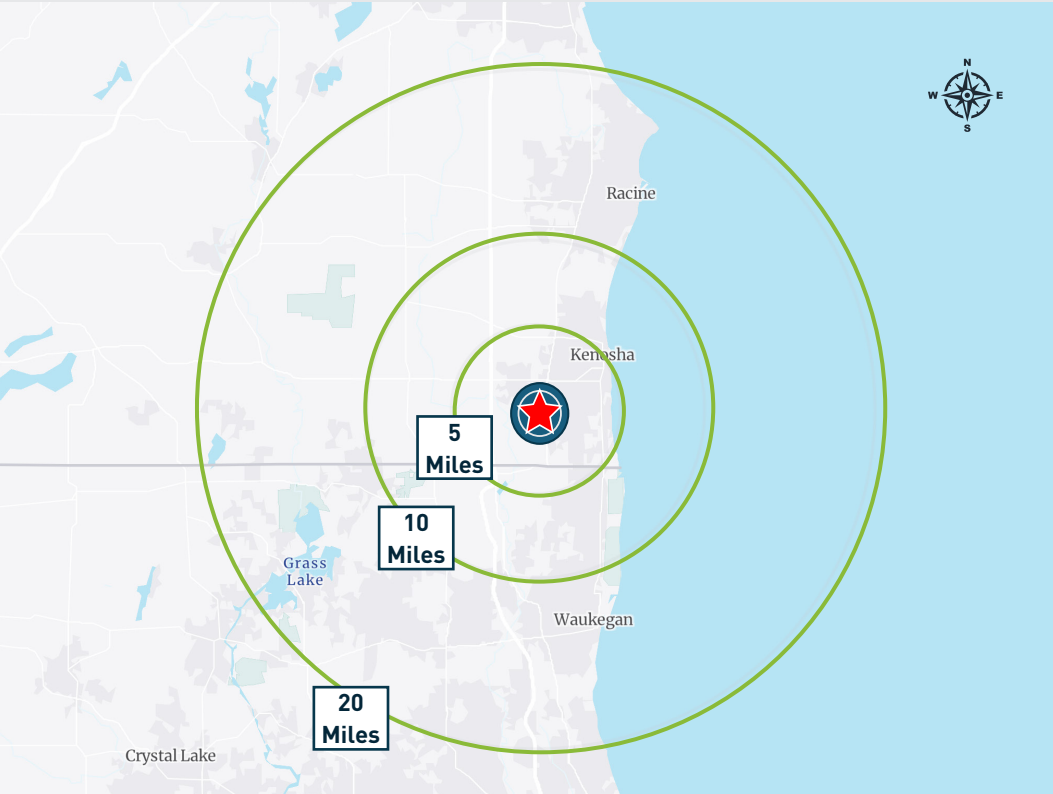


5,664
Businesses



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



LogistiCenter

Pleasant Prairie, Wisconsin

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 \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 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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