



LOGISTICS[®]
PROPERTY
CO

94 LOGISTICS PARK

4250 120th Avenue, Kenosha, WI 53144



LOCATION AND ECONOMIC SIGNIFICANCE

- Over 1,000 ft of I-94 frontage
- Two full I-94 Interchanges 1 mile away
- Full service travel plaza / truck stop 1.5 miles away
- 40 minutes to O’Hare Airport
- 25 minutes to Mitchell Airport
- 60 miles to Chicago Downtown “Loop”
- Net exporter of 11,000 jobs daily
- Low real estate taxes and utility rates
- Pro-business climate
- Corporate income tax rate: 0%
- Relocation and job tax credits available



Colliers International

6250 N River Road
Suite 11-100
Rosemont, IL 60018

Ned Frank

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Fred Regnery

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Steve Sewart

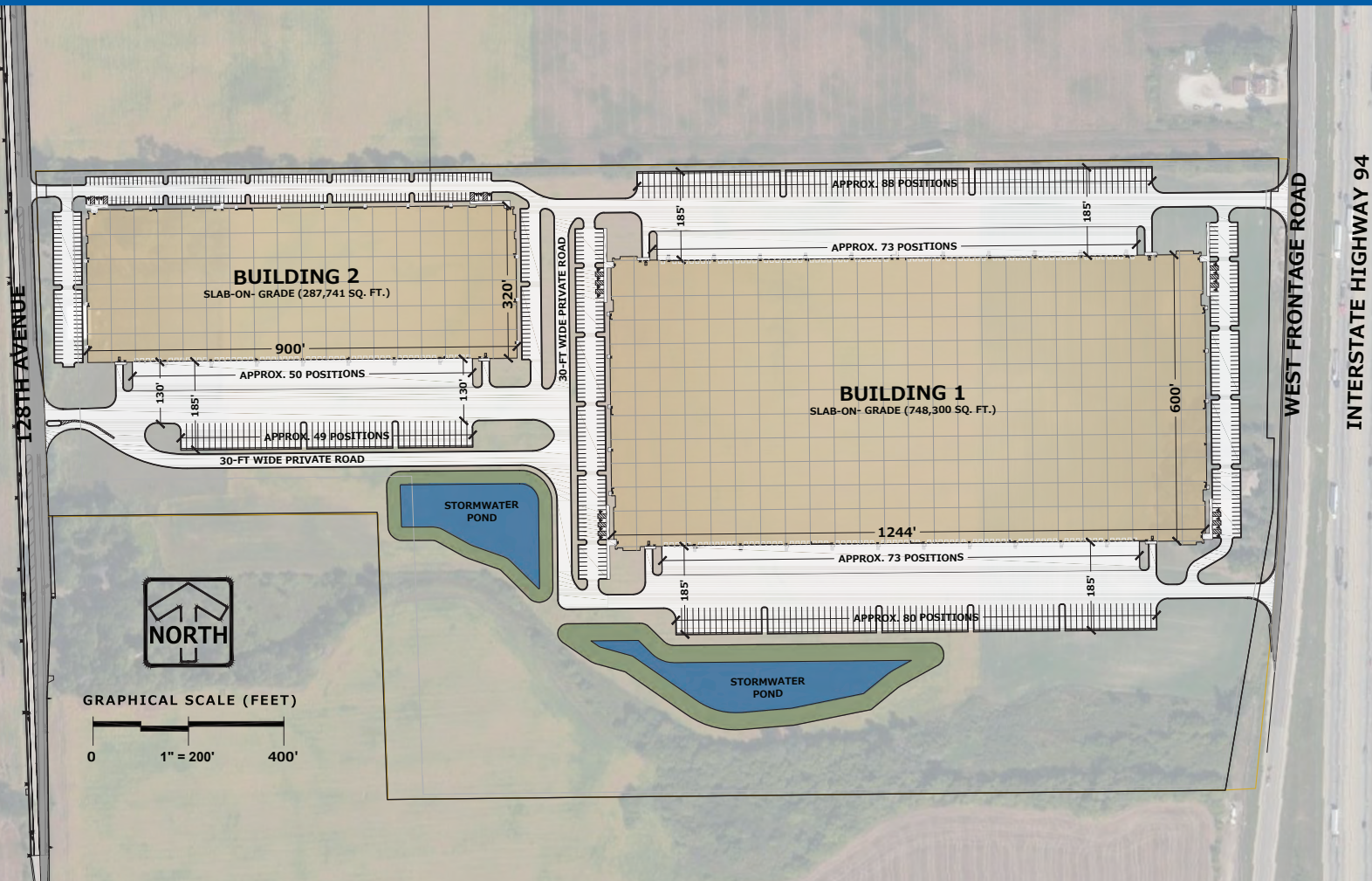
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BUILDING/SITE INFORMATION – PHASE I – DELIVERY SUMMER 2019

Building 1 – 748,300 sf

- 36' clear height
- 300 auto parking stalls
- 146 docks
- 168 trailer stalls
- Fire sprinkler: ESFR
- 52' x 50' column spacing with 75' speed bay
- Dimensions: 600' x 1244'

Building 2 – 287,741 sf

- 32' clear height
- 272 auto parking stalls
- 50 docks
- 49 trailer stalls
- Fire sprinkler: ESFR
- 52' x 50' column spacing with 75' speed bay
- Dimensions: 320' x 900'



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BUILDING/SITE INFORMATION – PHASE II

Building 1 – 1,005,000 sf

- 40' clear height
- 298 auto parking stalls
- 248 docks
- 261 trailer stalls
- Fire sprinkler: ESFR
- 52' x 50' column spacing with 75' speed bay
- Dimensions: 600' x 1675'

Building 2 – 416,000 sf

- 36' clear height
- 268 auto parking stalls
- 110 docks
- 118 trailer stalls
- Fire sprinkler: ESFR
- 52' x 50' column spacing with 75' speed bay
- Dimensions: 500' x 832'

Building 3 – 266,400 sf

- 32' clear height
- 252 auto parking stalls
- 48 docks
- 76 trailer stalls
- Fire sprinkler: ESFR
- 50' x 50' column spacing with 60' speed bay
- Dimensions: 320' x 833'



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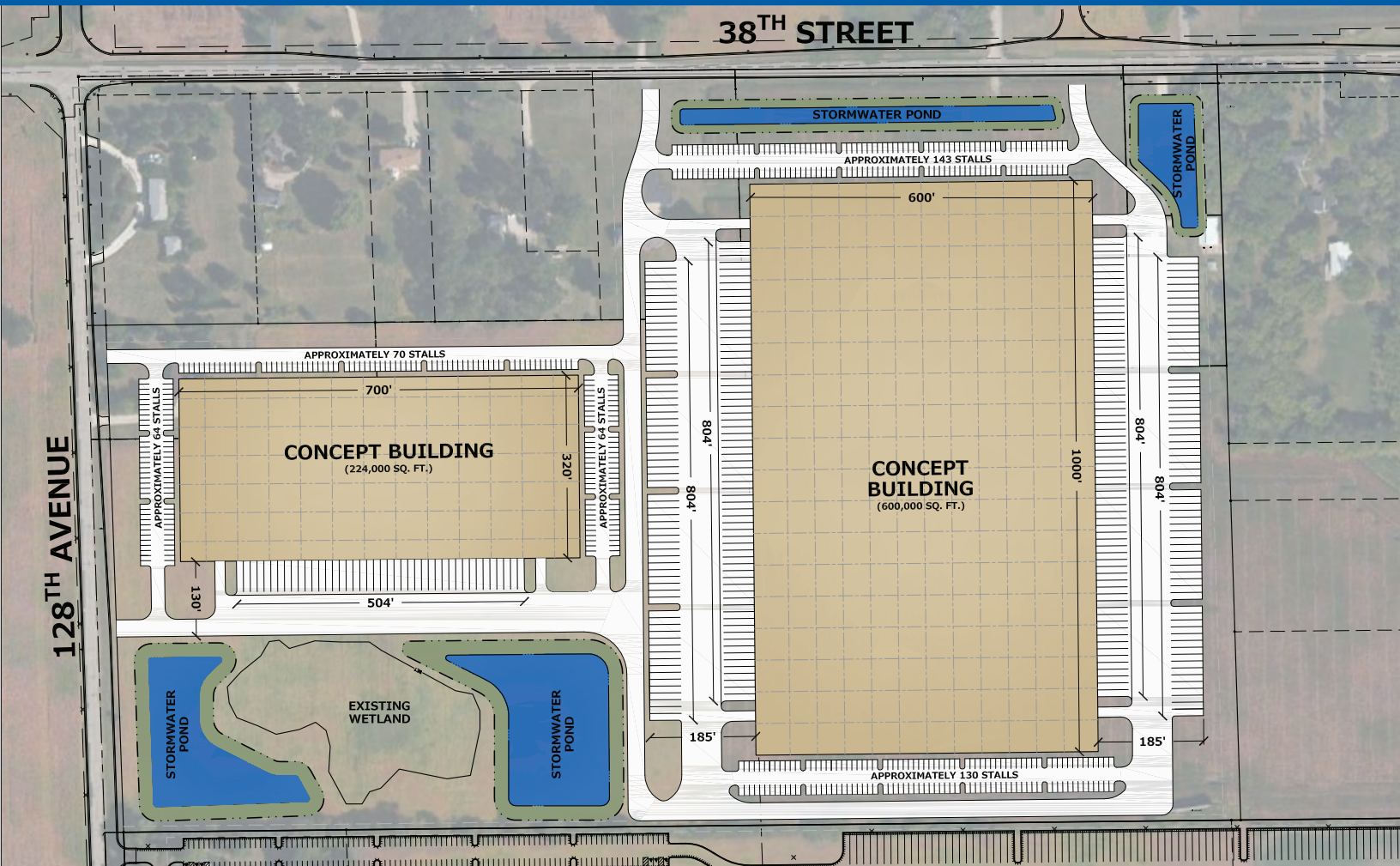
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BUILDING/SITE INFORMATION – PHASE III

Building 1 – 600,000 sf

- 36' clear height
- 273 auto parking stalls
- 134 docks
- 128 trailer parking stalls
- Fire sprinkler: ESFR
- 50' x 50' column spacing with 75' speed bay
- Dimensions: 600' x 1000'

Building 2 – 224,000 sf

- 32' clear height
- 198 auto parking stalls
- 42 docks
- No trailer parking stalls
- Fire Sprinkler: ESFR
- 50' x 50' column spacing with 60' speed bay
- Dimensions: 320' x 700'



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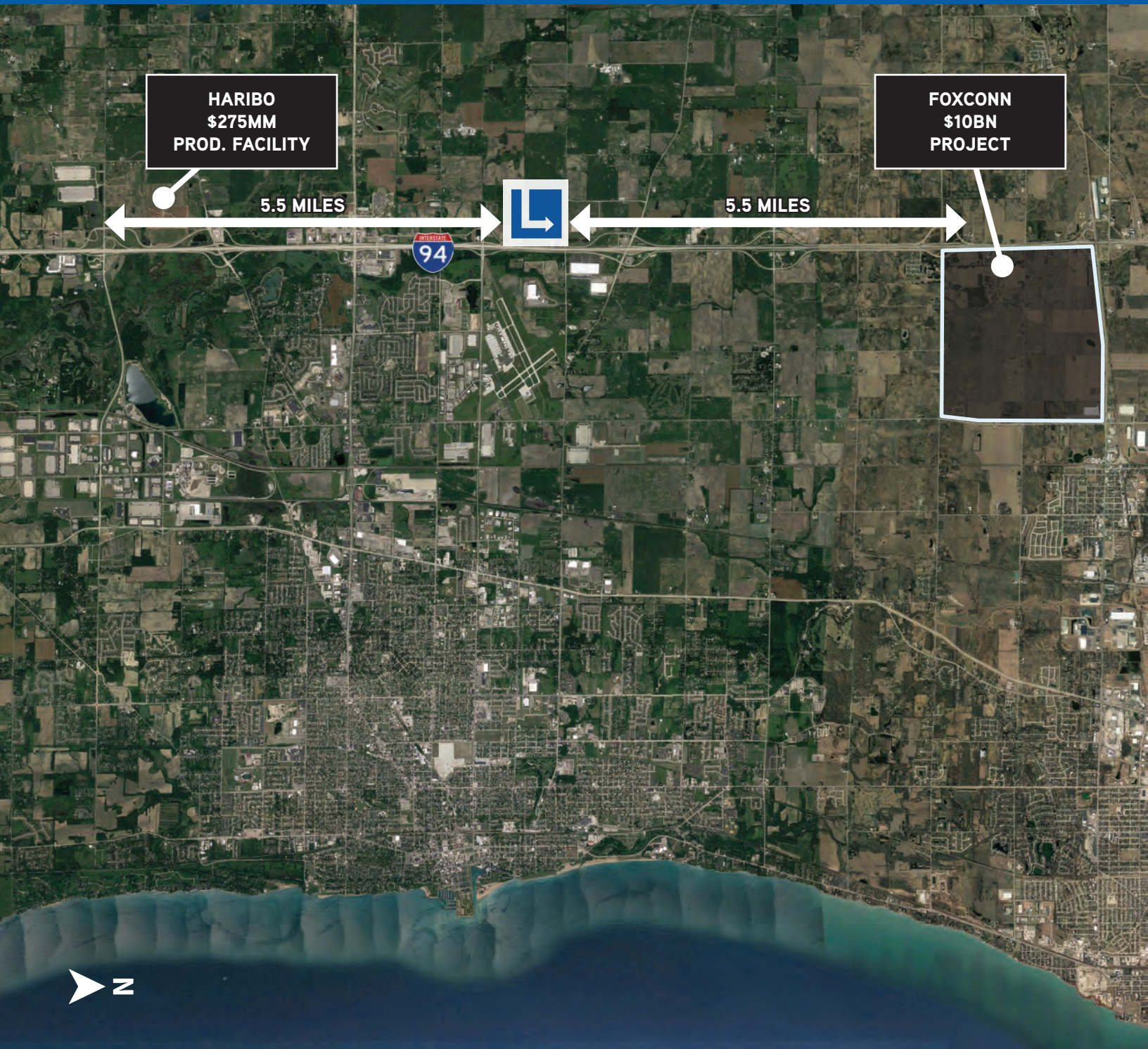
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