



# MIDWEST DISTRIBUTION HUB

PLEASANT PRAIRIE • WI



**417,384**  
SQUARE FEET

**10 Years of Term**  
TO PUBLICLY-TRADED TENANT

**3.25%**  
ANNUAL RENT ESCALATIONS

**Class A 2017**  
DISTRIBUTION FACILITY



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The background of the slide is an aerial photograph of a large, modern industrial facility, possibly a warehouse or manufacturing plant, during winter. The building has a long, low profile with multiple sections and large windows. The surrounding area is covered in snow, with some evergreen trees and parking lots visible. The sky is a clear, pale blue.

# Executive Summary

# The Offering

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, is pleased to present for sale the fee-simple interest in the SiteOne Midwest Distribution Hub (the “Property”), a 417,384 square foot, state-of-the-art industrial distribution facility located in Pleasant Prairie, Wisconsin within the greater Chicago MSA. The institutional-grade Property is fully leased to SiteOne Landscape Supply Inc. (NYSE: SITE) (the “Tenant”), the largest wholesale distributor of landscape supplies in the United States with approximately 18% market share in a highly fragmented industry. With 10 years of WALT and 3.25% contractual rent escalations, the Property delivers secure and growing cash flow from a heavily embedded tenant in a highly strategic distribution location.

Serving as one of the Tenant’s four key distribution facilities across the country, the Property features institutional-grade specifications including 36-foot clear heights, 95 fenced in trailer parking positions, and a designated outdoor storage area. As the Tenant’s sole Midwest distribution hub, the Property leverages Pleasant Prairie’s strategic positioning between the Chicago and Milwaukee markets to serve SiteOne’s Midwest and Canadian operations across six provinces. The region’s established industrial infrastructure, robust transportation networks, skilled workforce, and cost advantaged operations will continue providing substantial operational efficiencies.



## TRANSACTION SUMMARY

Address	11559 80th Avenue
Location	Pleasant Prairie, WI
Location (Market)	Chicago
Square Feet	417,384 SF
Site Size	26.21 AC
Year Built	2017
Clear Height	36'
Occupancy	100%
Tenant	SiteOne Landscape Supply Inc (NYSE: SITE)
Lease Term Remaining*	10 Years
Year One NOI (PSF)	\$2,813,190 (\$6.74 PSF)
Annual Escalations	3.25%

\*As of 5/1/26 analysis start

# Investment Highlights

## **INSTITUTIONAL-GRADE DISTRIBUTION FACILITY WITH PREMIUM SPECIFICATIONS**

- 417,384 SF cross-dock distribution facility completed in 2017 featuring 36' clear heights, 78 dock-high doors, 4 drive-in doors, ESFR sprinklers, and LED lights.
- 26.21 acre site with designated industrial outdoor storage space for tenant offering 95 trailer parking positions enclosed by 10-foot-tall chain link fence with privacy slates.

## **PUBLICLY-TRADED, INDUSTRY-LEADING TENANT**

- SiteOne Landscape Supply Inc. (NYSE: SITE) is the largest and only national wholesale distributor of landscape supplies in the United States with over 650 locations across 45 states and 6 Canadian provinces.
- Publicly-traded tenant demonstrating consistent revenue and EBITDA growth, with 14% CAGR in net sales and EBITDA since FY2016.
- With an estimated 18% market share in the fragmented \$25 billion landscape supply industry, the Tenant's scale advantage - three times larger than its nearest competitor - positions the company to continue capturing market share via acquisitions and maintaining competitive superiority.

## **STABILIZED CASH FLOW WITH CONTRACTUAL GROWTH**

- Commencing in January 2026, SiteOne's NNN lease features 10 years of remaining WALT providing long term cash flow stability.
- 3.25% annual rent escalations throughout lease term provides yearly cash flow growth with two fair market renewal options.

## **MISSION CRITICAL OPERATIONS IN KEY MIDWEST DISTRIBUTION CORRIDOR**

- Serving as the Tenant's exclusive Midwest distribution hub, the Property operates 12-hour daily shifts (5 am to 5 pm) and generates 125+ weekly truck trips to serve Midwest and Canadian markets.
- Strategically positioned between Chicago and Milwaukee with immediate I-94 access, Pleasant Prairie offers exceptional distribution efficiency through direct connections to major interstates (I-55, I-57, I-80, I-90) and comprehensive rail service via Norfolk Southern, CSX, Canadian Pacific Kansas City, Union Pacific, and BNSF.

# Location Overview

Southeast Wisconsin represents one of the Midwest's most sought-after industrial distribution markets, strategically positioned to serve major population centers throughout the Great Lakes region. The Pleasant Prairie submarket benefits from exceptional transportation connectivity and an established logistics corridor that supports modern distribution operations while offering long-term growth potential as e-commerce and supply chain optimization continue driving demand for institutional-grade facilities.



## PROXIMITY TO AIR CARGO

Only a 44-minute drive from O'Hare International Airport, a major hub for both domestic and international air freight. Additionally, the Property is 33 minutes south of the Milwaukee Mitchell International Airport - a local Wisconsin cargo hub.



## SUPERIOR HIGHWAY CONNECTIVITY

Immediate access to the I-94 interstate, providing seamless connectivity to the largest freight arteries in the USA. Access to I-55, I-57, I-80, and I-90 for efficient distribution to major Midwest markets including Detroit, Indianapolis, and Cleveland with one day drive time accessing almost all Midwest markets.



## ROBUST INTERMODAL NETWORK

The region is served by multiple Class I rail providers, including Norfolk Southern, CSX, Canadian Pacific Kansas City, Union Pacific, and BNSF which operate numerous intermodal terminals, offering cost-effective and reliable transportation options.



## PROXIMITY TO MAJOR MSA

The Property's outstanding highway access connects users to the third largest MSA in the Country: Chicago-Naperville-Elgin, IL-IN MSA.

## DEMOGRAPHIC OVERVIEW

	10-miles	20-miles	30-miles
Population	274,251	835,274	1,699,543
Workforce	90,035	272,920	492,925
Blue Collar %	24.7%	23.7%	20.0%





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