



# MIDWEST DISTRIBUTION HUB

PLEASANT PRAIRIE • WI



JLL | EQT

417,384  
SQUARE FEET

10 Years of Term  
TO PUBLICLY-TRADED TENANT

3.25%  
ANNUAL RENT ESCALATIONS

Class A 2017  
DISTRIBUTION FACILITY



#### JLL TRANSACTION TEAM

##### **JOHN HUGUENARD**

*Industrial Group Leader*  
*Senior Managing Director*  
+1 239 832 0160  
John.Hugunard@jll.com

##### **TRENT AGNEW**

*Industrial Group Leader*  
*Senior Managing Director*  
+1 713 244 4499  
Trent.Agnew@jll.com

##### **KURT SARBAUGH**

*Managing Director*  
+1 312 300 7320  
Kurt.Sarbaugh@jll.com

##### **WILL MCCORMACK**

*Director*  
+1 312 300 7296  
William.Mccormack@jll.com

#### DEBT & FINANCING

##### **LUCAS BORGES**

*Managing Director*  
+1 312 300 7303  
Lucas.Borges@jll.com

##### **BRIAN WALSH**

*Senior Managing Director*  
+1 312 228 3999  
Brian.Walsh@jll.com

#### ANALYTICAL SUPPORT

##### **TARA HAGERTY**

*Associate*  
+1 847 323 6187  
Tara.Hagerty@jll.com

##### **WALTER STANWOOD**

*Analyst*  
+1 781 336 9630  
Walter.Stanwood@jll.com

##### **LUKE DAVIS**

*Analyst*  
+1 210 882 6591  
Luke.Davis@jll.com



# 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

<b>Address</b>	11559 80th Avenue
<b>Location</b>	Pleasant Prairie, WI
<b>Location (Market)</b>	Chicago
<b>Square Feet</b>	417,384 SF
<b>Site Size</b>	26.21 AC
<b>Year Built</b>	2017
<b>Clear Height</b>	36'
<b>Occupancy</b>	100%
<b>Tenant</b>	SiteOne Landscape Supply Inc (NYSE: SITE)
<b>Lease Term Remaining*</b>	10 Years
<b>Year One NOI (PSF)</b>	\$2,813,190 (\$6.74 PSF)
<b>Annual Escalations</b>	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
<b>Population</b>	274,251	835,274	1,699,543
<b>Workforce</b>	90,035	272,920	492,925
<b>Blue Collar %</b>	24.7%	23.7%	20.0%



**JLL TRANSACTION TEAM****JOHN HUGUENARD**

*Industrial Group Leader*  
*Senior Managing Director*  
+1 239 832 0160  
John.Huguenard@jll.com

**TRENT AGNEW**

*Industrial Group Leader*  
*Senior Managing Director*  
+1 713 244 4499  
Trent.Agnew@jll.com

**KURT SARBAUGH**

*Managing Director*  
+1 312 300 7320  
Kurt.Sarbaugh@jll.com

**WILL MCCORMACK**

*Director*  
+1 312 300 7296  
William.Mccormack@jll.com

**DEBT & FINANCING****LUCAS BORGES**

*Managing Director*  
+1 312 300 7303  
Lucas.Borges@jll.com

**BRIAN WALSH**

*Senior Managing Director*  
+1 312 228 3999  
Brian.Walsh@jll.com

**ANALYTICAL SUPPORT****TARA HAGERTY**

*Associate*  
+1 847 323 6187  
Tara.Hagerty@jll.com

**WALTER STANWOOD**

*Analyst*  
+1 781 336 9630  
Walter.Stanwood@jll.com

**LUKE DAVIS**

*Analyst*  
+1 210 882 6591  
Luke.Davis@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

