



MKE MILWAUKEE
AIRPORT

SOUTH CARGO LOGISTICS HUB at MILWAUKEE AIRPORT

WHERE LOGISTICS
TAKES FLIGHT

CBRE CROW HOLDINGS

WHERE LOGISTICS TAKES FLIGHT



Large airfield accommodates heavy aircraft in all weather conditions

Seamless, expandable air-to-truck cargo facilities

Experienced cargo/freight ground handlers

Uncongested airspace and Air Traffic Control

1.5 miles to four way interchange at I-94, a major east-west freeway that connects Detroit, Chicago, Milwaukee, Minneapolis, and beyond

THE OPPORTUNITY

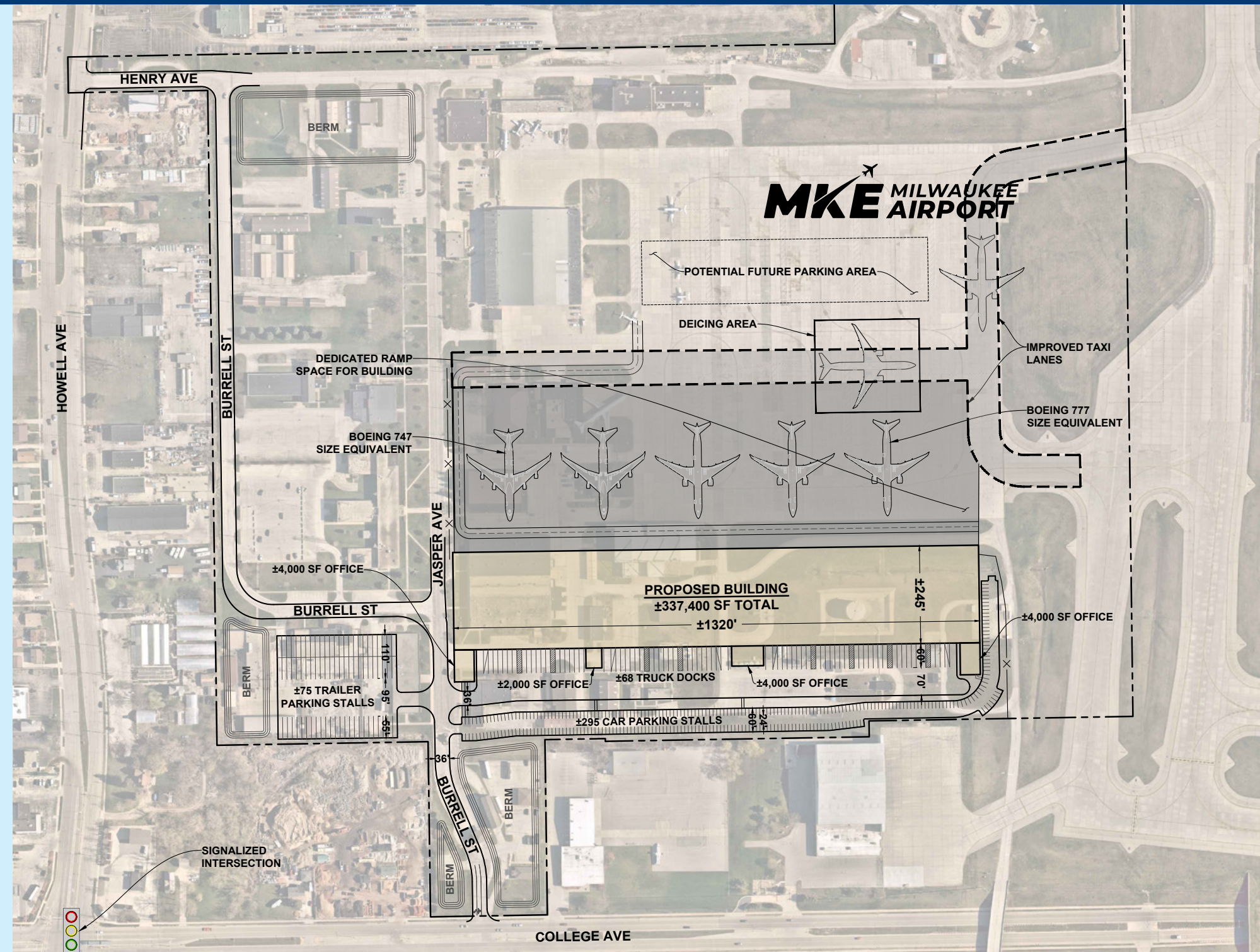
Build to Suit or Spec to Suit Development



COMPLETE MASTER PLAN

±337K SF Building and Trailer Parking Delivery Expected Q4 2024

- > 68 truck docks
- > 75 trailer stalls
- > 295 car parking stalls
- > 14k SF office space
- > 5 ADG Group V plane parking positions



THE OPPORTUNITY

Conceptual Site Rendering



**SOUTH CARGO
BUILDING**

THE OPPORTUNITY

Conceptual Site Rendering

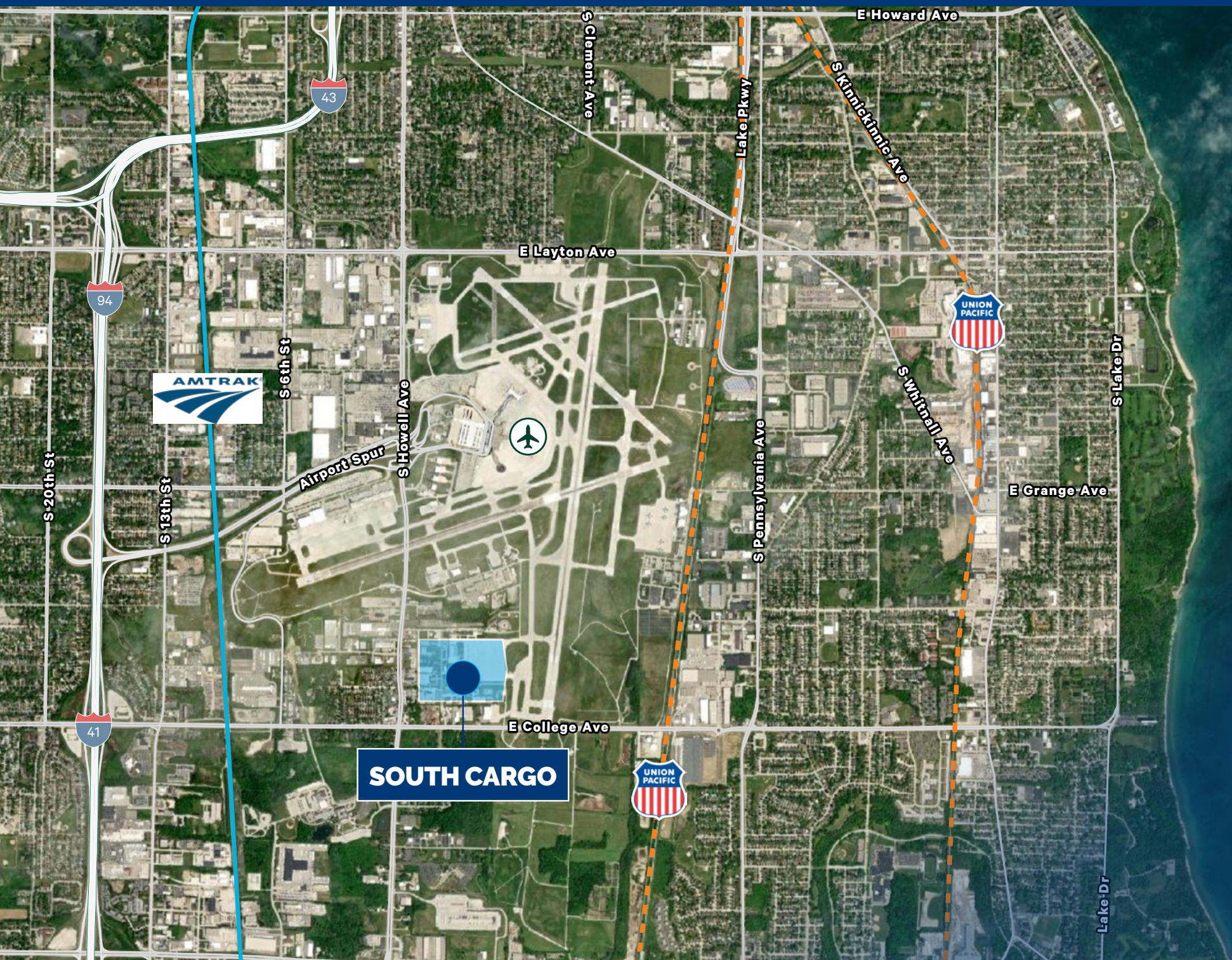


SOUTH CARGO
BUILDING

EXISTING INDUSTRIAL INFRASTRUCTURE SURROUNDING AIRPORT

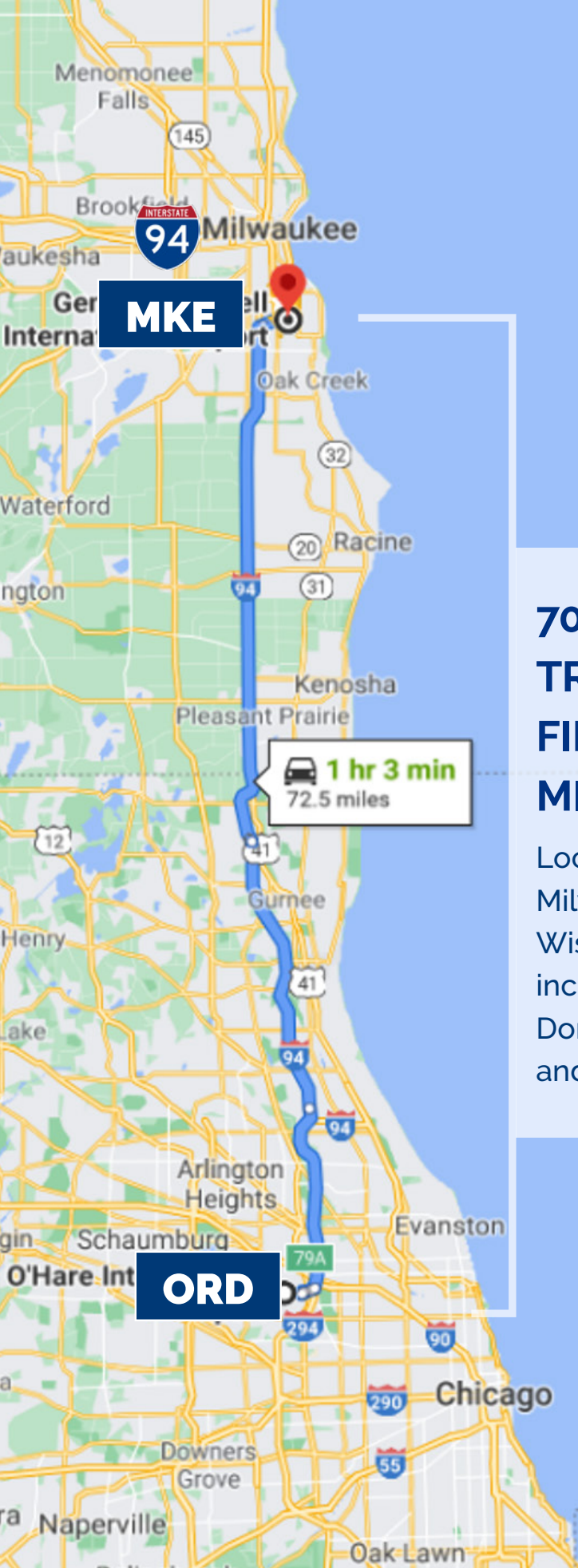


Airfield and Facilities to Process All Cargo



AIRFIELD AND FACILITIES TO PROCESS ALL CARGO

- > Unrestricted airside and landside access
- > Aircraft movement to/from Runway 1L/19R with no waiting
- > Accommodates **Airbus A380** and **Boeing 747**
- > Runway 1L/19R is 9,990' x 200' ILS CAT III C
- > Runway 7R/25L is 8,300' x 150'
- > World-class snow/ice removal operations ensure reliability during winter weather, including aircraft de-icing that can be completed right at the south ramp
- > U.S. Customs on-site
- > Experienced cargo/freight ground handlers including Quantem, PrimeFlight, Avflight and Menzies Aviation



70+ FREIGHT TRUCKING FIRMS; JUST 72 MILES FROM ORD

Located between Milwaukee and the Wisconsin/Illinois border including Schneider, Old Dominion, ABF, JB Hunt and many more



THE MILWAUKEE AIRPORT ADVANTAGE

Ease of Access to Milwaukee Airport South Cargo Express

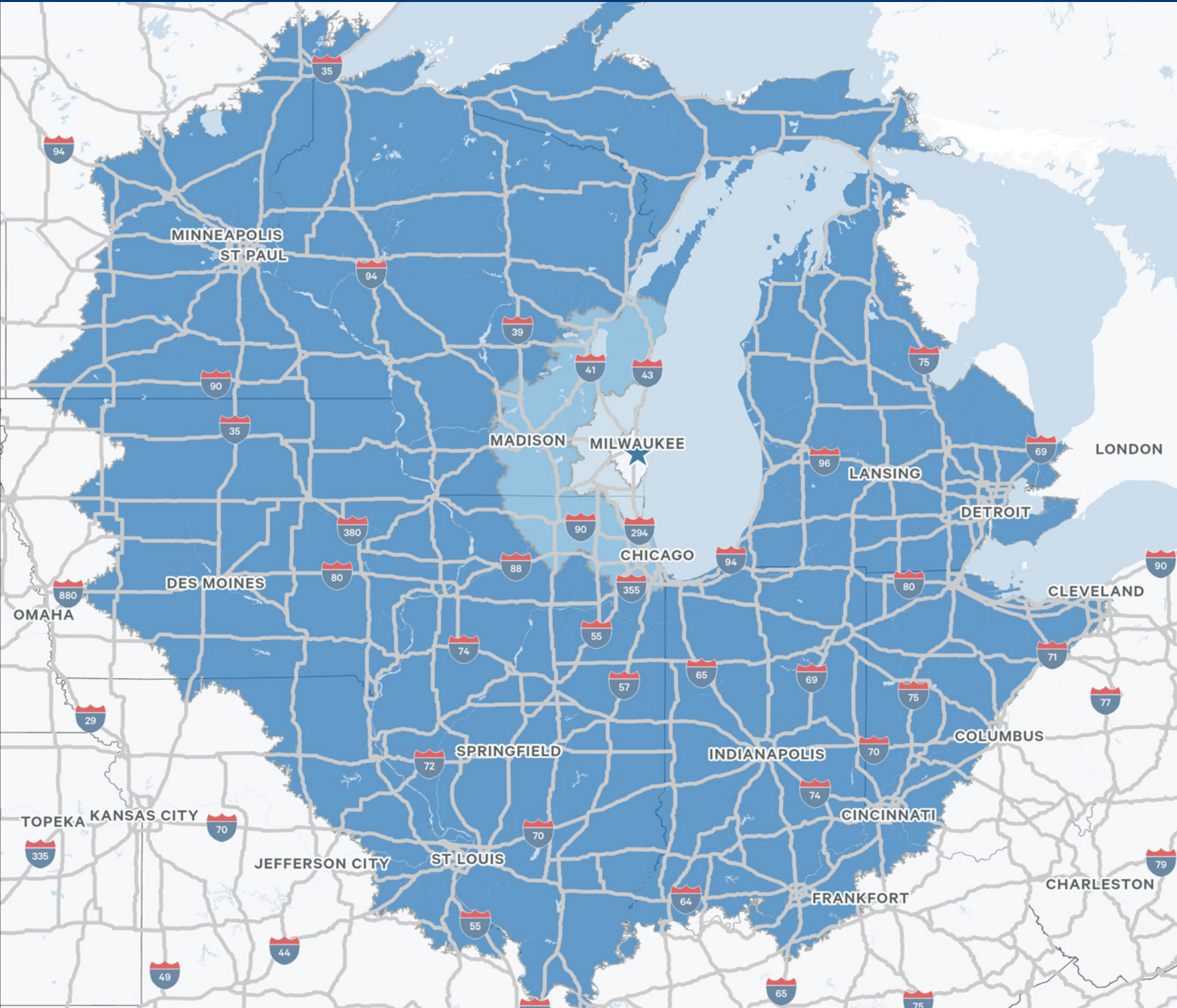
- > Fast truck-to-plane and plane-to-truck freight transfer
- > Air Cargo development site is two miles from I-94 with four-lane divided highway access, connecting the airport to Detroit, Chicago, Milwaukee, Minneapolis, and beyond

MKE VS. ORD

Ground Support that Saves Time and Money

- > The closest full-service Medium Hub airport to ORD

DRIVE TIME MAP



DRIVE TIME - TOTAL POPULATION (2021)

- 7 Hour - 54,269,387
- 2 Hour - 12,798,972
- 1 Hour - 2,748,013
- .5 Hour - 1,214,710

LOCAL REACH

SAME-DAY DELIVERIES

Chicago 86 Miles	Indianapolis 273 Miles	Pittsburgh 546 Miles
Milwaukee 8 Miles	Minneapolis 343 Miles	St. Louis 366 Miles
Nashville 530 miles	Detroit 367 miles	Columbus 411 miles

MKE vs. ORD

Less Congested Air Space
and Shorter Flight Distances



SHORTER FLIGHT DISTANCES

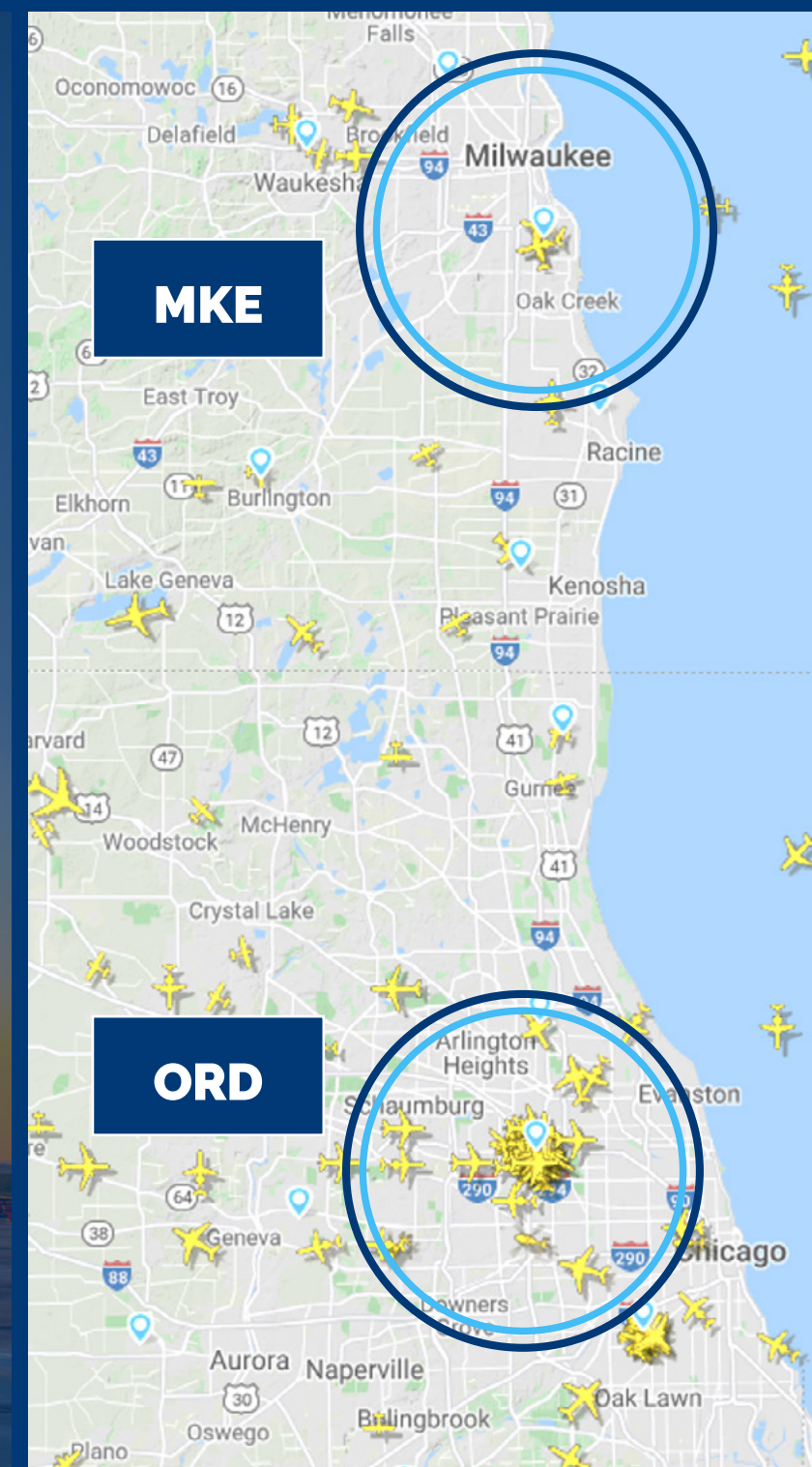
- > 125 less flight miles roundtrip from CAN/HKG/PVG/ICN
- > 100 less flight miles roundtrip from ANC
- > 90 less flight miles roundtrip from LHR/CDG

LESS CONGESTED AIRSPACE

- > MKE receives an average of 300 diverted aircraft every year due to airspace congestion in Chicago

LANDING FEES

- > MKE \$4.68/1,000 lbs.
- > ORD \$10.55/1,000 lbs.



ABOUT THE DEVELOPER



CROW HOLDINGS

Crow Holdings is a privately owned real estate investment and development firm with more than 70 years of history, \$24 billion of assets under management, and an established platform with a vision for continued success. Industrial development is the foundation of the firm.

As a stable, well capitalized, and trusted partner, Crow Holdings is one of the nation's largest industrial developers with a hands-on approach that drives value for our stakeholders and properties across nearly all major U.S. distribution markets.

Local teams bring deep expertise to every project, including site acquisition, entitlements and planning, permitting, construction and leasing activities. We invest alongside our partners through various fund and venture structures to develop properties ranging from multi-building commerce parks to infill, last mile logistics facilities. Crow Holdings Industrial takes a strategic and targeted approach to building state-of-the-art logistics spaces for today and tomorrow.

RECENT/CURRENT CHI DEVELOPMENT PROJECTS – CHICAGO MARKET

- > Channahon (252,208 SF Spec) – Completed Fall 2019 – Fully Leased
- > Franklin Park (113,747 SF Spec) – Completed Fall 2019 – Fully Leased
- > Veterans Point Bolingbrook (1,100,000 SF Spec / 4 Bldgs.) – Completed Q3 2020 Fully Leased, Sold
- > Park 90 Elgin (638,000 SF Spec / 3 Bldgs.) – Sold
- > Elmhurst (175,414 SF Spec) – Completed Q1 2021; Fully Leased
- > Joliet Build-to-Suit (52 Acres) – Under Construction
- > Northwest Indiana Crossings I (279,289 SF in Merrillville, IN) – Completed Q3 2021 – Fully Leased
- > Northwest Indiana Crossings II (261,638 SF in Merrillville, IN) – Under Construction – Fully Pre-Leased

ABOUT THE DESIGNERS



GHAFARI

Ghafari is known around the world for creating state-of-the-art aviation facilities and systems that help passengers and businesses move forward.

Ghafari's experience in the aviation industry spans the entire spectrum of airport facilities, from passenger terminals and aircraft maintenance hangars, to cargo centers and mission-critical facilities.

NOTABLE PROJECTS INCLUDE:

- > Fraport Cargo Facilities in Brazil
- > Barranquilla Ernesto Cortissoz Airport Cargo Facility in Colombia
- > FedEx Asia Pacific Hub in China
- > FedEx Express M.E. / Africa International Gateway + Hub in Dubai
- > United Cargo O'Hare Facility in Chicago
- > Chicago Rockford Cargo / Logistics Hub Planning in Rockford, IL



Founded in 1991, Sigma provides a broad platform of services to its clients including civil/site engineering, environmental compliance, health and safety compliance, process design, surveying, construction engineering, facility assessments, and subsurface soil and groundwater management strategies. They have grown to be one of the preeminent civil engineering and environmental consulting firms in the state of Wisconsin.

Sigma is one of the trusted partners of the City of Milwaukee with many projects including the Mckinley Marina/waterfront master plan and stormwater consulting for Mitchell International Airport. Further, Sigma is broadly utilized in the private sector, most notably, with the master planning of the 2,000+ acre Foxconn business park along I-94 in Mount Pleasant, WI.



CONNECT WITH US

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