



MKE MILWAUKEE
AIRPORT

SOUTH CARGO LOGISTICS HUB at MILWAUKEE AIRPORT

**WHERE LOGISTICS
TAKES FLIGHT**

CBRE CROW HOLDINGS

WHERE LOGISTICS TAKES FLIGHT



Project Schedule:

- > Demolition Start: March 2025
- > Site Work Start: June 2025
- > Vertical Construction Start: October 2025
- > Substantial Completion: Q3 2026

Brand new building, apron, and taxiway system.

Potential to accommodate any cargo use including Cold/Freezer Storage, Pharmaceuticals, Food/Beverage related products, and much more.

THE OPPORTUNITY

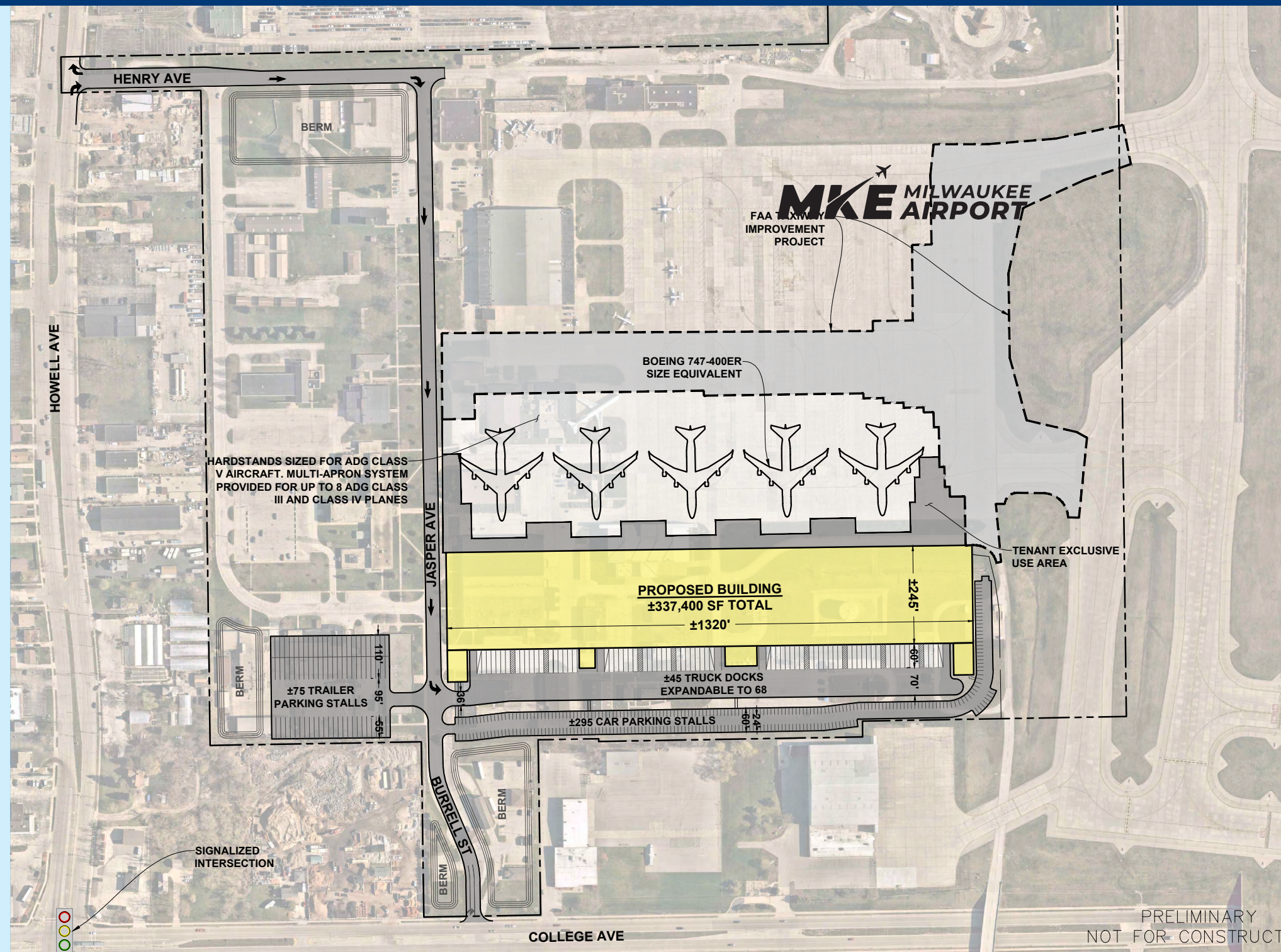
South Cargo at MKE



COMPLETE MASTER PLAN

±337K SF Building and Trailer Parking Delivery Expected Q3 2026

- > 68 truck docks
- > 75 trailer stalls
- > 295 car parking stalls
- > De-icing and re-fueling available at each position plane via third party
- > 5 ADG Group V plane parking positions
- > Multiple Use Apron with up to 8 Class III - IV plane parking positions



THE OPPORTUNITY

Conceptual Site Rendering



**SOUTH CARGO
BUILDING**

WHY MKE?

Key Factors



COST SAVINGS

- 60%+ Cost Reduction to New Product at ORD
- Areas Include: Building Rent, Ground Rent, Landing Fees, Taxes, Etc.

LOGISTICAL ECOSYSTEM

- Surrounding existing infrastructure mean clients can use the same logistical eco-system
- Opportunity to seamlessly utilize the same carrier, cargo handler, freight forwarders, and trucking companies while serving the same customers

CAPACITY AND LACK OF CONGESTION

- MKE is already servicing 300+ diversions from ORD every year
- No other trucking operations in this area of the airport
- Very efficient air and land operations

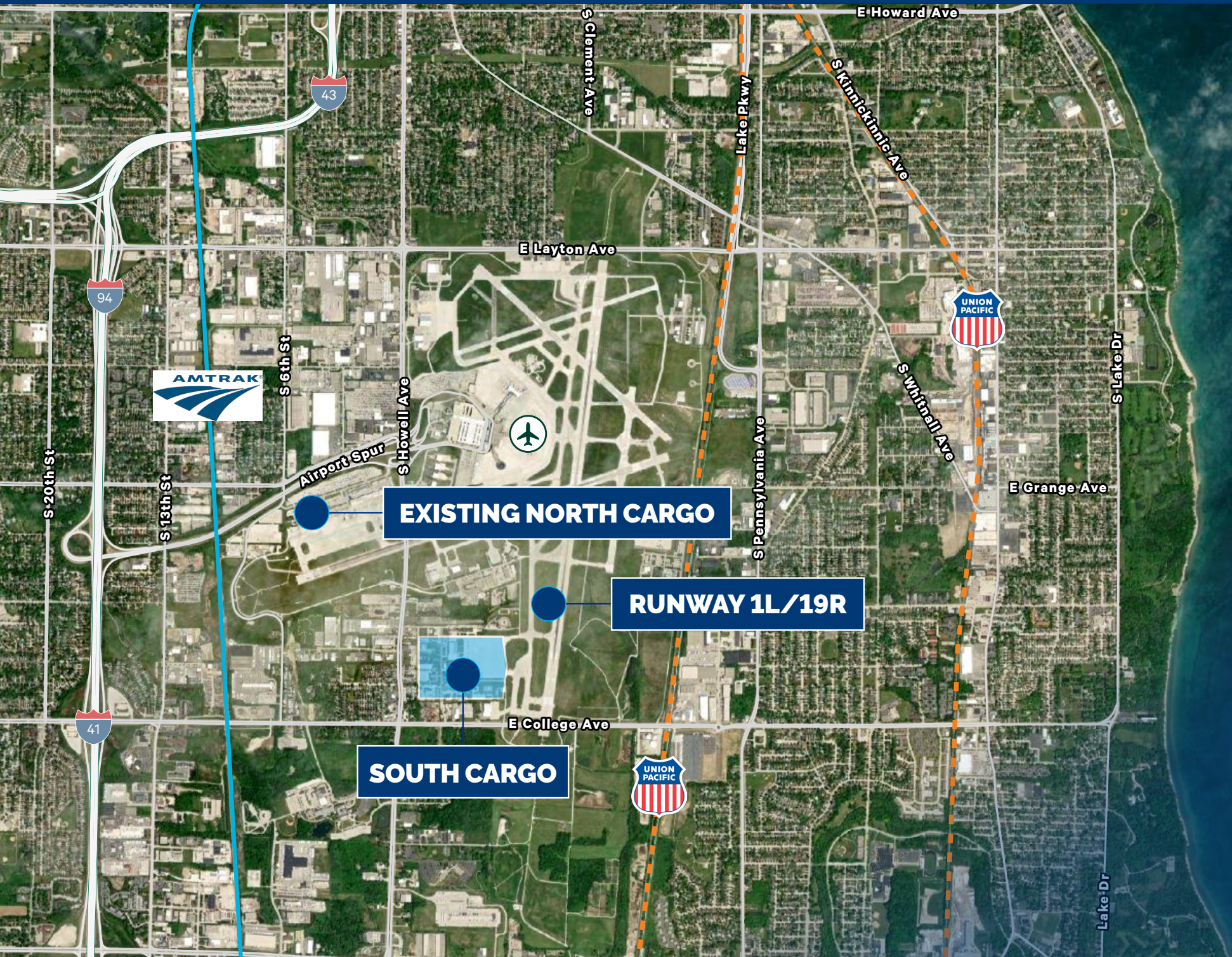
SUPPORTIVE AIRPORT ADMINISTRATION

- MKE is eager to accommodate new cargo operations in anyway they can
- Easy to become signatory member
- Accommodating in uses Pharma, Cold Storage, Class 1 Cargo, Livestock, etc

EXISTING INDUSTRIAL INFRASTRUCTURE SURROUNDING AIRPORT



Airfield and Facilities to Process All Cargo



AIRFIELD AND FACILITIES TO PROCESS ALL CARGO

- > Direct aircraft access to Runway 1L/19R with no waiting
- > Ability to accommodate **Boeing 747, 777** and other equivalent aircraft
- > Runway 1L/19R is 9,990' x 200' ILS CAT IIIC
- > World-class snow/ice removal operations ensure reliability during winter weather
- > U.S. Customs on-site
- > Existing **cargo handlers** include Menzies, Quantom, PrimeFlight, and Avflight
- > MKE is surrounded by numerous **freight forwarding** and **trucking companies** like OEC Group, Leman, DB Schenker, DSV, AWA, CEVA, ME Dey, JAS, Seko Logistics, Expeditors, Tax Air, and many more.



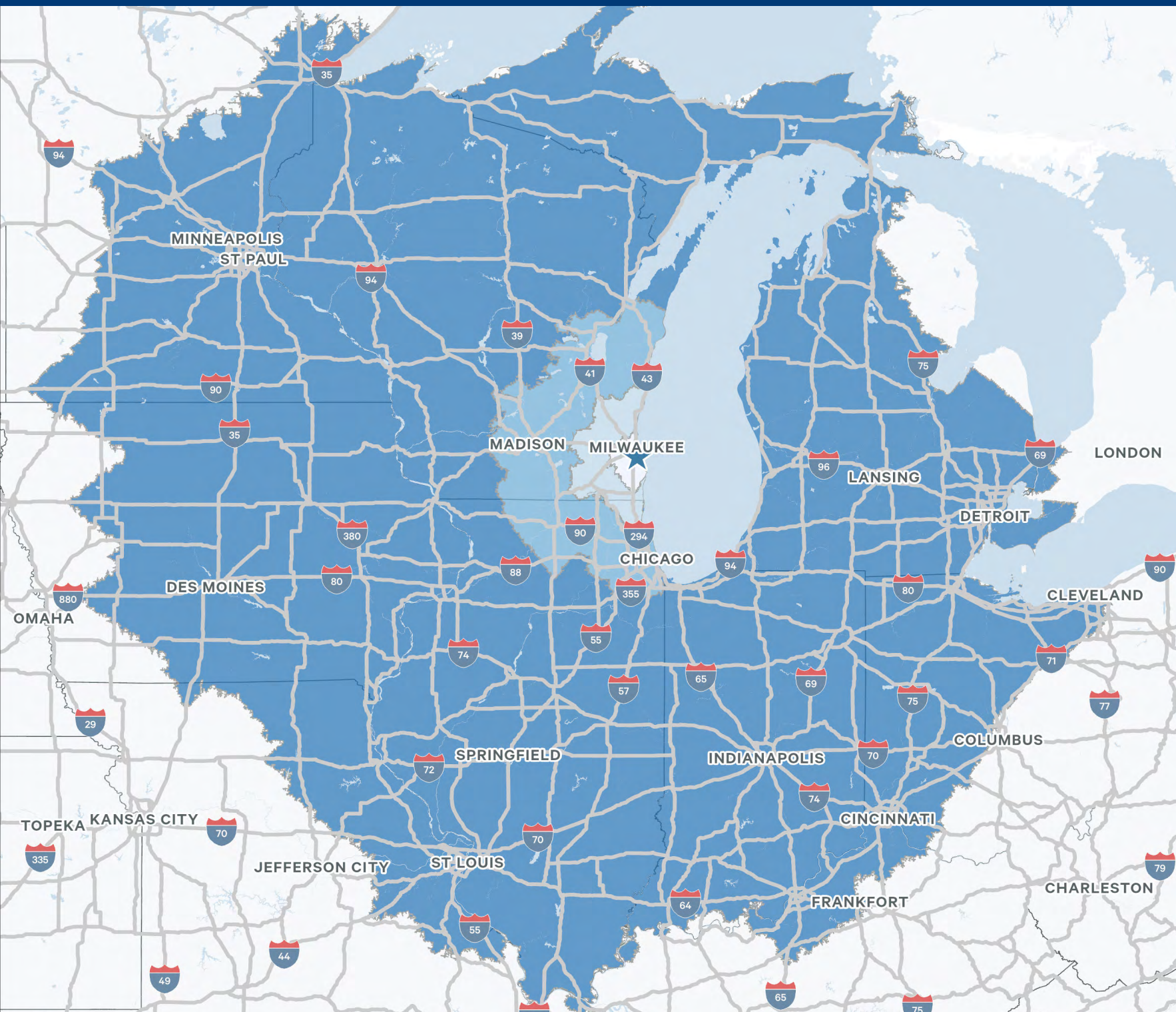
THE MILWAUKEE AIRPORT ADVANTAGE

- > Fast truck-to-plane and plane-to-truck freight transfer
- > Direct access to I-94
- > Ground support that saves time and money

REGIONAL ATTRIBUTES

- > The closest full-service Medium Hub airport to ORD
- > 250M+ SF of warehouse space between MKE & ORD
- > Over 2.5M people live along that route - over 8M if all of Cook County is included

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



LANDING FEES

- > Will be +/-60% Cheaper than O'Hare on every operating level (rent, landing fees, taxes, etc)
- > MKE \$5.77/1000 lbs
- > ORD \$12.83/1000 lbs

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



ABOUT THE DEVELOPER



Crow Holdings

Crow Holdings is a private owned real estate investment and development firm with more than 75 years of history, \$31 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.

Since returning to its roots as a prominent industrial developer in 2013, Crow Holdings has developed over 63 million square feet of Class-A warehouse, distribution, and manufacturing space with a total project cost in excess of \$6.8 billion. **In the Chicago/Midwest region alone, Crow Holdings has completed or is currently under construction on 19 projects with a total project cost of \$714 million since the Chicago office opened its doors in 2018.**



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