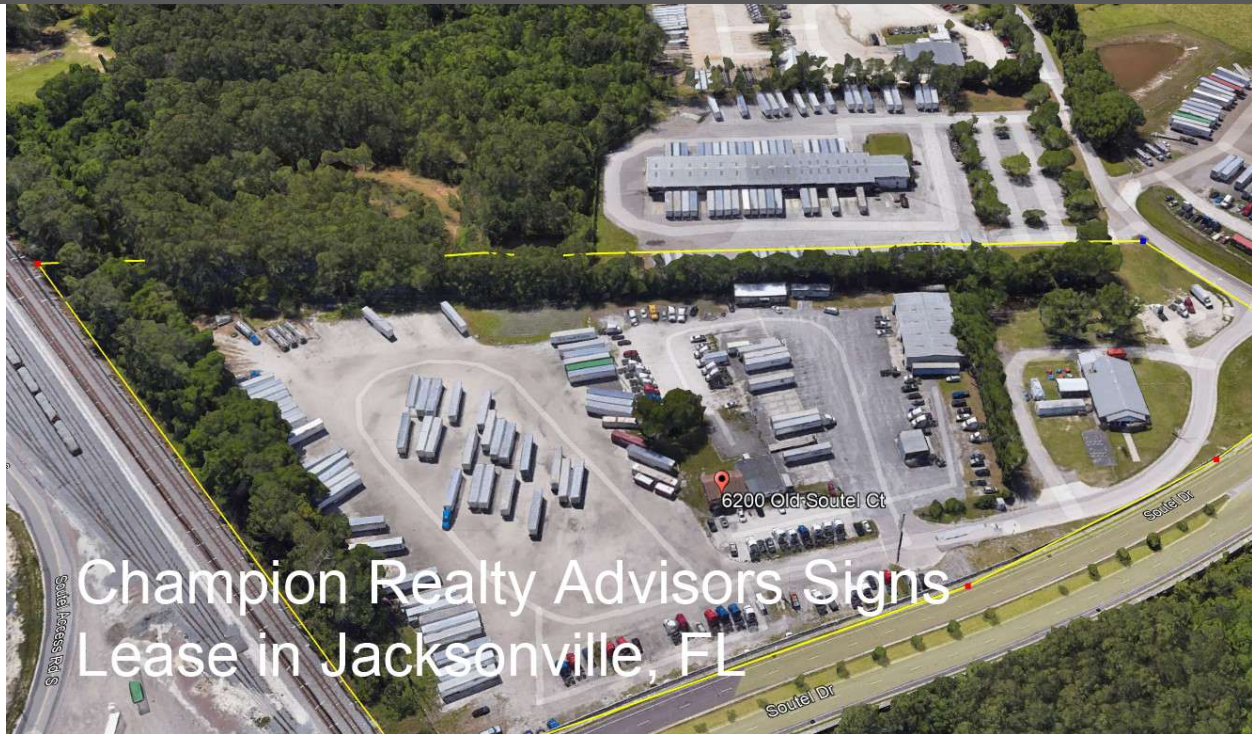


FOR IMMEDIATE RELEASE



JACKSONVILLE, FL (October 28, 2025) – Chicago: Champion Realty Advisors (Champion), along with joint venture partner Timber Hill Group (Timber Hill), have entered into a long-term lease with Schneider Resources for a 9 acre yard at 6200 Old Soutel Court in Jacksonville, FL.

The site features a compacted, crushed limestone surface, LED lighting, 8' fencing, electronic gates and extensive video surveillance. Other improvements include a 4-bay shop and two newly renovated office trailers. It is located one mile east of the I-295/Soutel Dr./Pritchard Interchange, two miles east of the CSX Intermodal, and 1.5 miles east of the NS Intermodal. Schneider will take occupancy on December 1, 2025.

6200 Old Soutel Court is adjacent to Champion and Timber Hill's 21-acre build-to-suit container yard, built and leased to the Norfolk Southern Railroad. Champion and Timber Hill jointly own two other IOS properties in the area. 6399 Soutel Drive, a 6-acre managed truck parking facility with Marten Transport and Mesilla Valley Transportation as the lead tenants and 4379 Imeson Road, a 10.5-acre yard fully leased to TRAC Intermodal.

"This lease further validates our feelings that Jacksonville is a prime IOS Market. We are thrilled to have Schneider as our partner going forward" said Champion Managing Principal J. D. Salazar. Green Bay Wisconsin based Schneider Resources is owned by Schneider National, a top 10 national transportation company.

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Champion and Timber Hill jointly own and operate five (5) IOS properties within a three-mile radius in Jacksonville. Current IOS vacancy in the greater Jacksonville consumption zone is less than 3%.

About Champion

Champion Realty Advisors, a family office based in the Chicago area, specializes in investing and managing transportation related and outdoor storage properties in major consumption zones and transportation centers in the United States. Champion and related entities have 50 years of experience investing in Industrial Support Facilities. Champion operates its managed truck parking facilities under the National Truck Parking brand. For more information, please visit www.championre.com.

About Timber Hill

Chicago based Timber Hill Group was founded in 2018 by career industrial real estate executive Cary Goldman. Timber Hill Group is a private equity firm specializing in the acquisition and development of logistics related real estate. The firm also offers development, asset, construction and property management services. For more information, please visit www.timberhillgroup.com.