

# Ketone Partners Secures Long-Term Lease with Monroe Truck Equipment, a Leader in Advanced Truck Solutions

January 10, 2025 | [Media Release](#)

Ketone Partners, LLC (Ketone) is proud to announce the signing of a long-term lease with **Monroe Truck Equipment, Inc. (Monroe)**, a premier provider of innovative truck equipment solutions and a flagship entity of the Switzerland-based Aebi Schmidt Group.

Monroe will occupy a cutting-edge, **55,000 square foot office and maintenance facility** at 3350 Channahon Road, Joliet, IL. Set to commence operations this spring, the facility will serve as a **critical hub for Monroe's fleet operations**, offering mobile repair dispatches and specialized upfitting services for trucks. The site will support Class 8 and Class 3-5 commercial chassis with snow and ice equipment, including snowplows, spreaders, all-season bodies, underbody scrapers, and de-icing tools. In addition to the snow and ice control product lines, they will also provide pavement paint striping equipment, municipal/commercial upfitting and service solutions to key regional airports.

"This state-of-the-art facility is a key milestone in our growth strategy," said Daniel DesRochers, General Manager of Commercial Business at Monroe. "Its prime location near essential transportation networks enables us to optimize service efficiency and continue delivering exceptional value to our customers across the Midwest."

Kyle Schuhmacher, President of Ketone Partners, emphasized the importance of the partnership: "We are delighted to welcome Monroe to this premier facility. Their outstanding reputation and dedication to innovation align perfectly with our vision for the property. Their presence will not only generate skilled jobs and stimulate economic development in Will County but also further solidify the region as a transportation and manufacturing powerhouse."

The project was completed through a strategic collaboration between Ketone Partners and Amstar. Eric Tresslar and Steve Connolly of NAI Hiffman represented Ketone Partners in securing the long-term lease.

## About Ketone Partners

Ketone Partners, LLC is a full-service real estate development, management and advisory company with national experience in the acquisition, development and management of commercial properties. Using its individual, professional and proven real estate development experience, Ketone manages the real estate planning, permitting, bidding, financing and construction process. For more information, visit [ketonepartners.com](http://ketonepartners.com).

## About Amstar

Founded in 1987 and based in Denver, CO, Amstar is a privately owned real estate investment management company with over three decades of experience acquiring, developing and managing all major property types across the United States. Focused on partnering with best-in-class local and national Sponsors, Amstar targets ground-up developments and value-add executions in gateway and secondary US markets with an emphasis on infill and high-barrier to entry locations. Amstar also selectively pursues core and core-plus acquisitions in primary markets.

### **About Monroe Truck Equipment, Inc. (Monroe)**

Monroe Truck Equipment is an industry-leading truck equipment manufacturer, upfitter, and distributor with over 65 years of work truck expertise. Monroe joined the Aebi Schmidt Group in 2022, fueling future growth at a global level and continuing their mission to move communities forward with best-in-class customer support, meeting all their truck equipment needs.

### **About Aebi Schmidt**

Founded in 1883, the Aebi Schmidt Group is a Swiss multinational company that manufactures agricultural machinery and heavy equipment, as well as municipal equipment. A global leader of intelligent solutions for the treatment of mission critical infrastructure areas and demanding terrain, the company's products include transporters, implement carriers, road sweepers, tractors, and mowers to be used in year-round municipal maintenance. The group has over 3,000 associates worldwide and 14 production facilities in Switzerland, Germany, Netherlands, Poland, Finland, Canada and the United States.

### **About NAI Hiffman**

NAI Hiffman is one of the largest independent commercial real estate services firms in the US, with a primary focus on metropolitan Chicago, and part of the NAI Global network. We provide institutional and private leasing, property management, tenant representation, capital markets, project services, research, and marketing services for owners and occupiers of commercial real estate. To meet our clients' growing needs outside of our exclusive NAI Hiffman territory, we launched Hiffman National, our dedicated property solutions division, which provides property management, project services, and property accounting services across the country. NAI Hiffman | Hiffman National is an award-winning company headquartered in suburban Chicago, with more than 250 employees strategically located throughout North America.