

*Wisconsin's Premier
Industrial Development
on the Illinois Border*

At Wilmot Rd & 136th Ave | Bristol, WI

Phase I

BUILDING ONE

157,656 SF (Divisible)

BUILDING TWO

472,216 SF (Divisible)

A Development by:



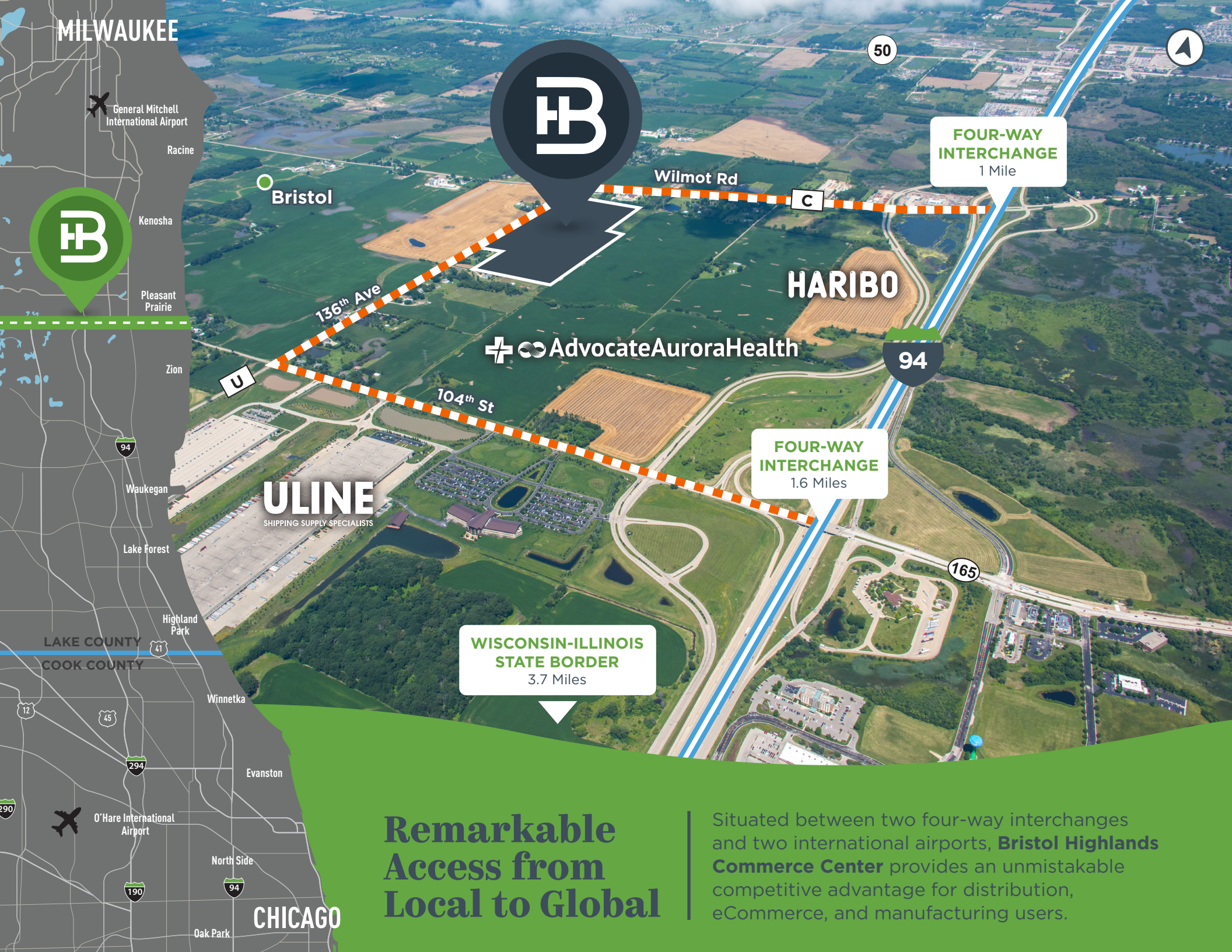
Leasing by:



CUSHMAN &
WAKEFIELD

BOERKE

A new frontier delivering **629,832 sf**
of modern industrial in Q4 2020.



MILWAUKEE

General Mitchell
International Airport

Racine

Bristol

Kenosha

Pleasant
Prairie

Zion

94

Waukegan

Lake Forest

Highland
Park

LAKE COUNTY

COOK COUNTY

12

45

294



O'Hare International
Airport

North Side

190

Oak Park

CHICAGO

HB

Wilmot Rd

HARIBO

AdvocateAuroraHealth

ULINE
SHIPPING SUPPLY SPECIALISTS

104th St

FOUR-WAY
INTERCHANGE
1.6 Miles

WISCONSIN-ILLINOIS
STATE BORDER
3.7 Miles

FOUR-WAY
INTERCHANGE
1 Mile

94

165

Remarkable Access from Local to Global

Situated between two four-way interchanges and two international airports, **Bristol Highlands Commerce Center** provides an unmistakable competitive advantage for distribution, eCommerce, and manufacturing users.

PHASE II

Available for Build-to-Suit

BUILDING TWO

472,176 SF

(DIVISIBLE TO
236,000 SF)

PHASE I

Two-Building Spec Development

BUILDING ONE

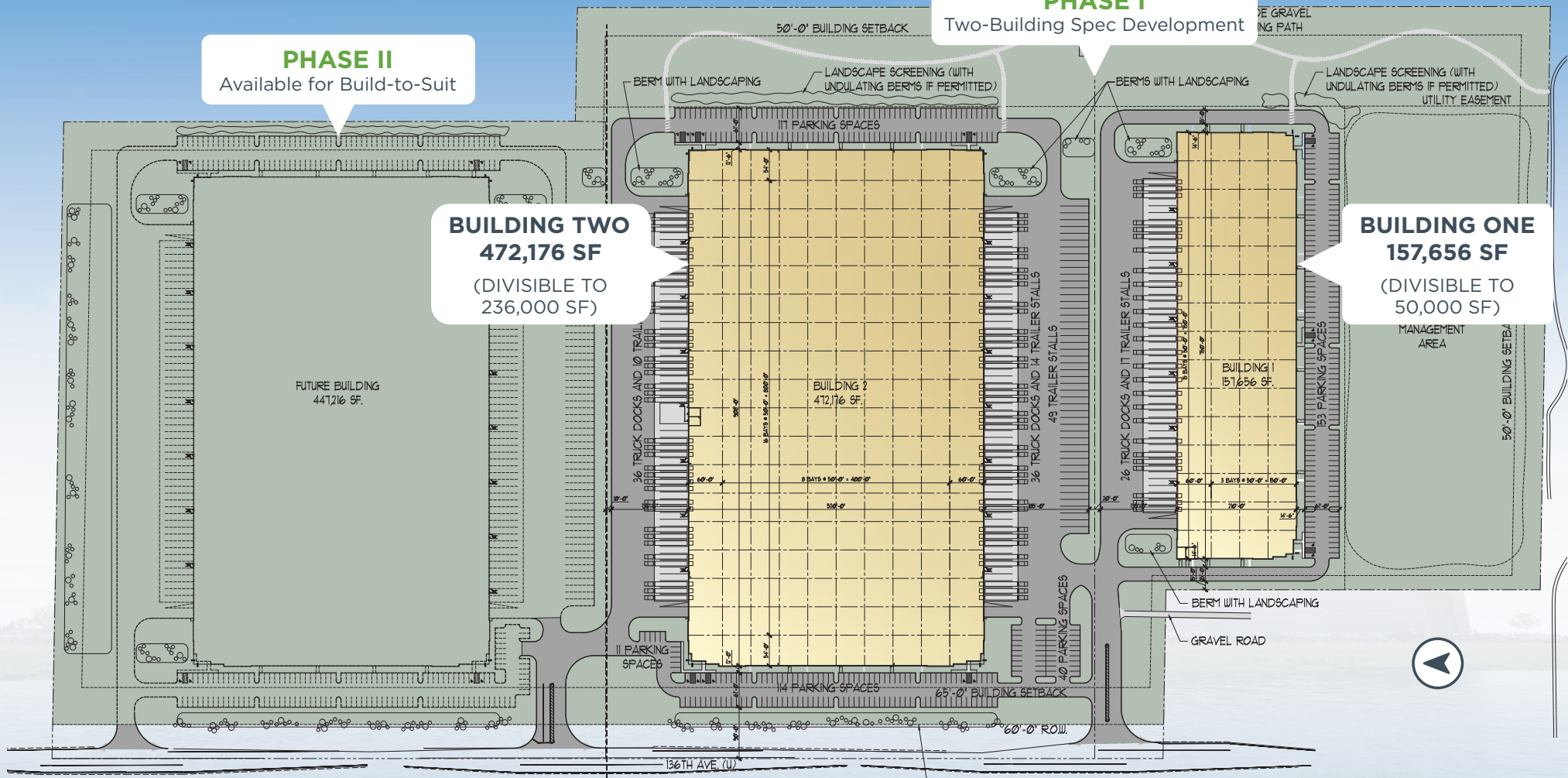
157,656 SF

(DIVISIBLE TO
50,000 SF)

FUTURE BUILDING
441,216 SF

BUILDING 2
472,176 SF

BUILDING 1
157,656 SF



**Modern
Designs**



**629,832 sf
Available**



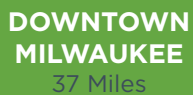
**Divisible to
50,000 sf**



**32'-36'
Clear Height**

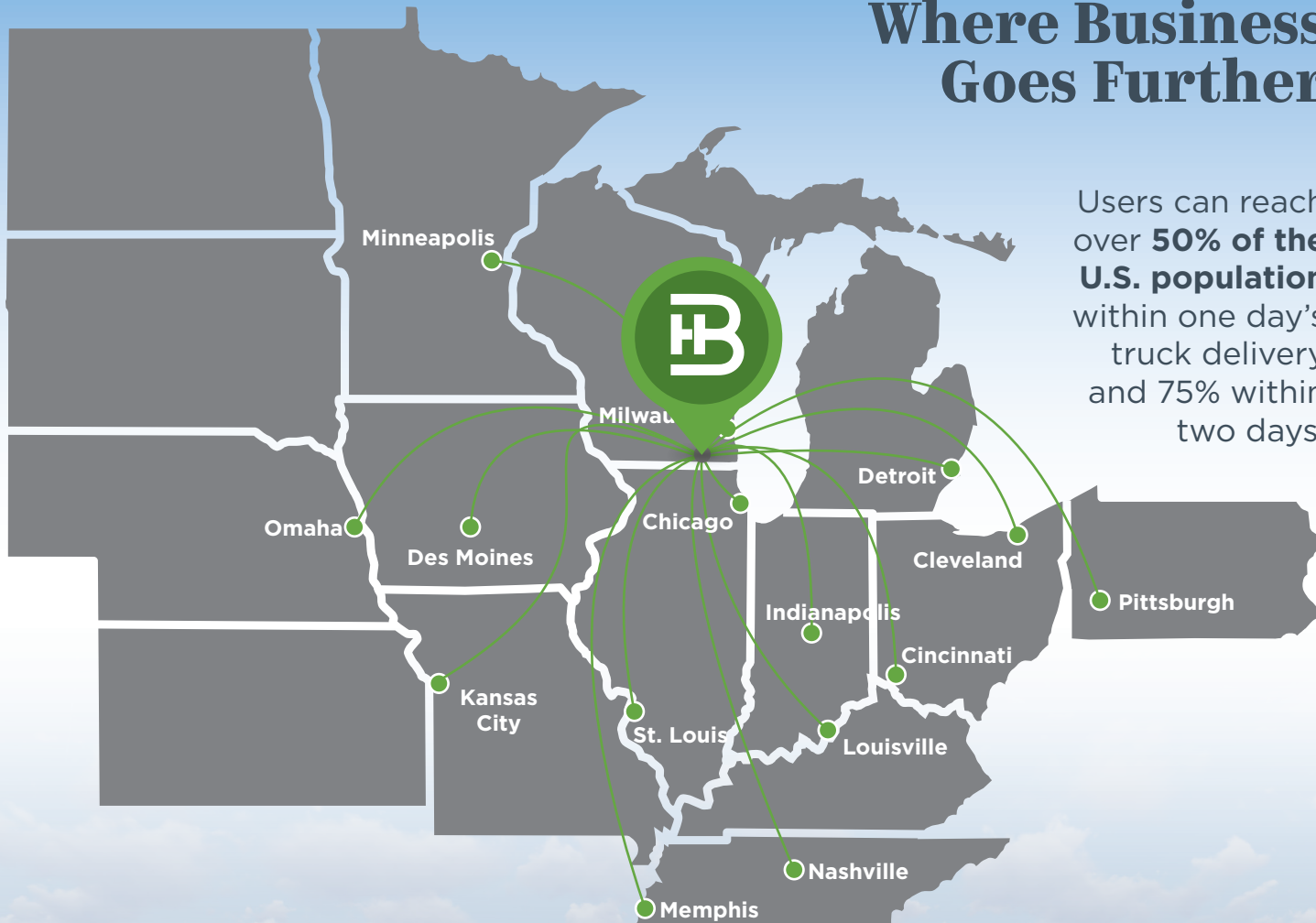


**Prime
Location**



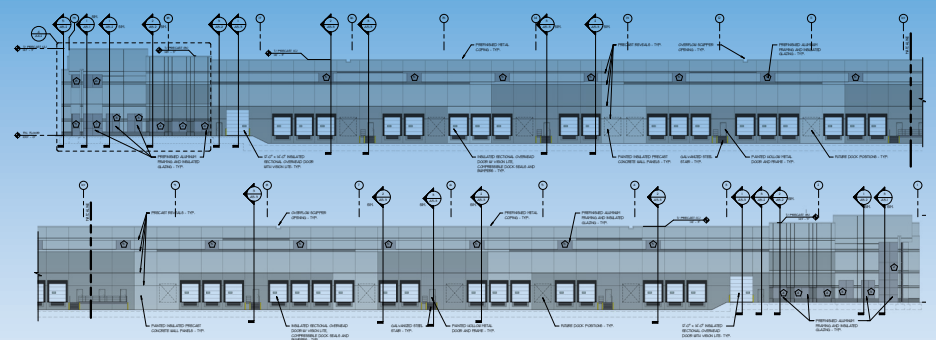
Where Business Goes Further

Users can reach over **50% of the U.S. population** within one day's truck delivery and 75% within two days.

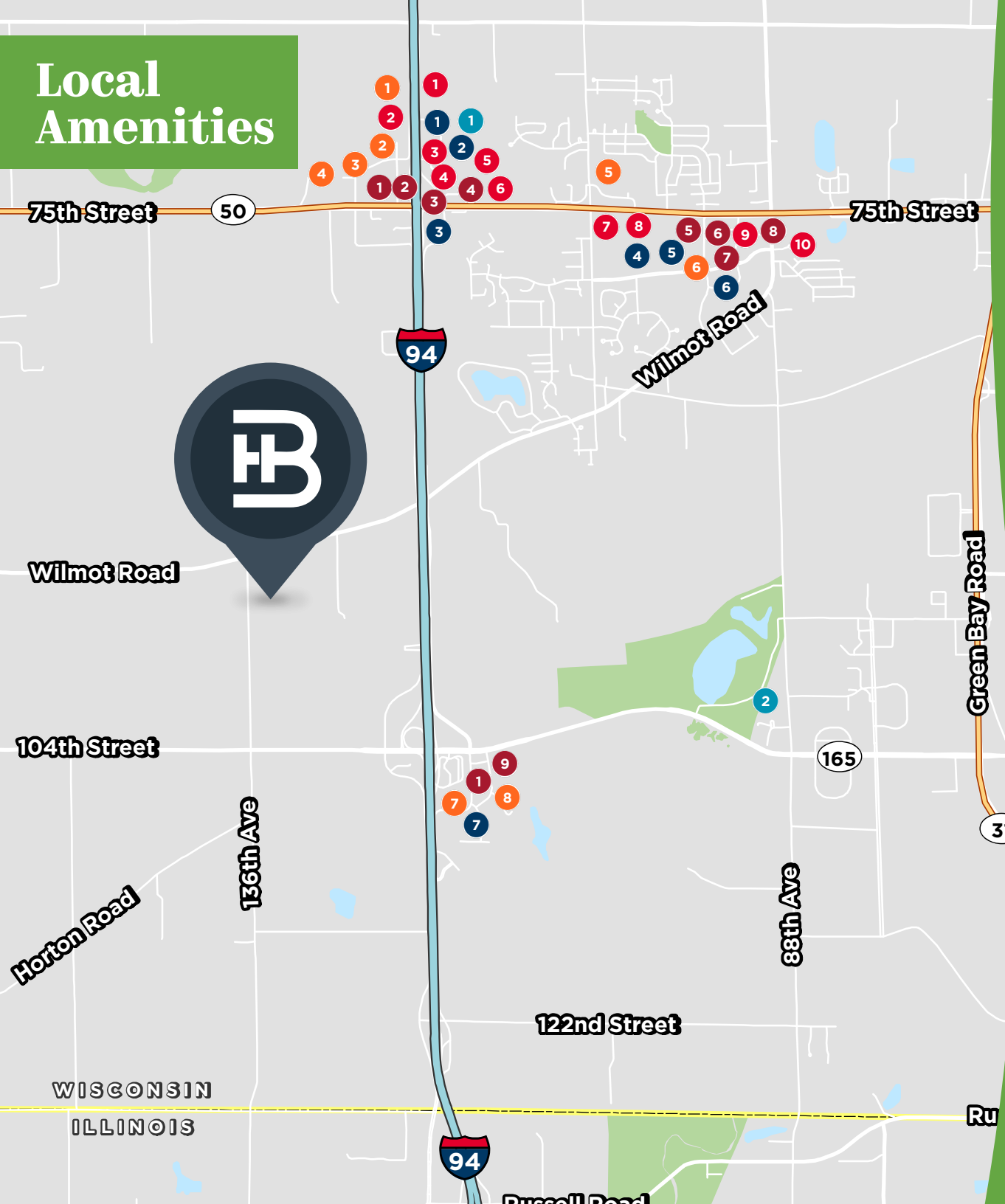


CITY	MILES
Chicago	57
Cincinnati	356
Cleveland	401
Des Moines	363
Detroit	347
Indianapolis	244
Kansas City	551
Louisville	359
Memphis	391
Milwaukee	37
Minneapolis	358
Nashville	500
Omaha	503
Pittsburgh	517
St. Louis	338





Local Amenities



Restaurant

- 1 Uncle Mike's
- 2 Cracker Barrel
- 3 Texas Roadhouse
- 4 Noodles & Co
- 5 Buffalo Wild Wings
- 6 Perkins
- 7 Cheddar's
- 8 Olive Garden
- 9 Corner Bakery
- 10 Iguana Wana Mexican Grill

Fast Food

- 1 McDonald's
- 2 McDonald's
- 3 Wendy's
- 4 Starbucks Coffee
- 5 Dunkin
- 6 Chipotle
- 7 Potbelly
- 8 MOD Pizza
- 9 Chick-Fil-A
- 10 Culver's

Health & Fitness

- 1 Aurora Health Care
- 2 Pleasant Prairie RecPlex

Retail

- 1 Gander Outdoors
- 2 Woodman's Market
- 3 Walgreens
- 4 Dick's Sporting Goods
- 5 Target
- 6 Costco
- 7 Pleasant Prairie Premium Outlets

Hotels

- 1 Country Inn
- 2 Comfort Inn
- 3 Best Western
- 4 Hampton Inn
- 5 Candlewood Suites
- 6 Holiday Inn Express
- 7 DoubleTree by Hilton
- 8 Fairfield Inn