

Bristol Highlands

Commerce Center West

Bristol, Wisconsin

Owned & Managed By:



136th Ave & Wilmot Rd
Bristol, WI
[CBRE Properties: Click Here](#)

550,647 SF for Lease | Under Construction | Available Q2 2023



Bristol Highlands Commerce Center West

136th Ave & Wilmot Rd | Bristol, WI

For Lease

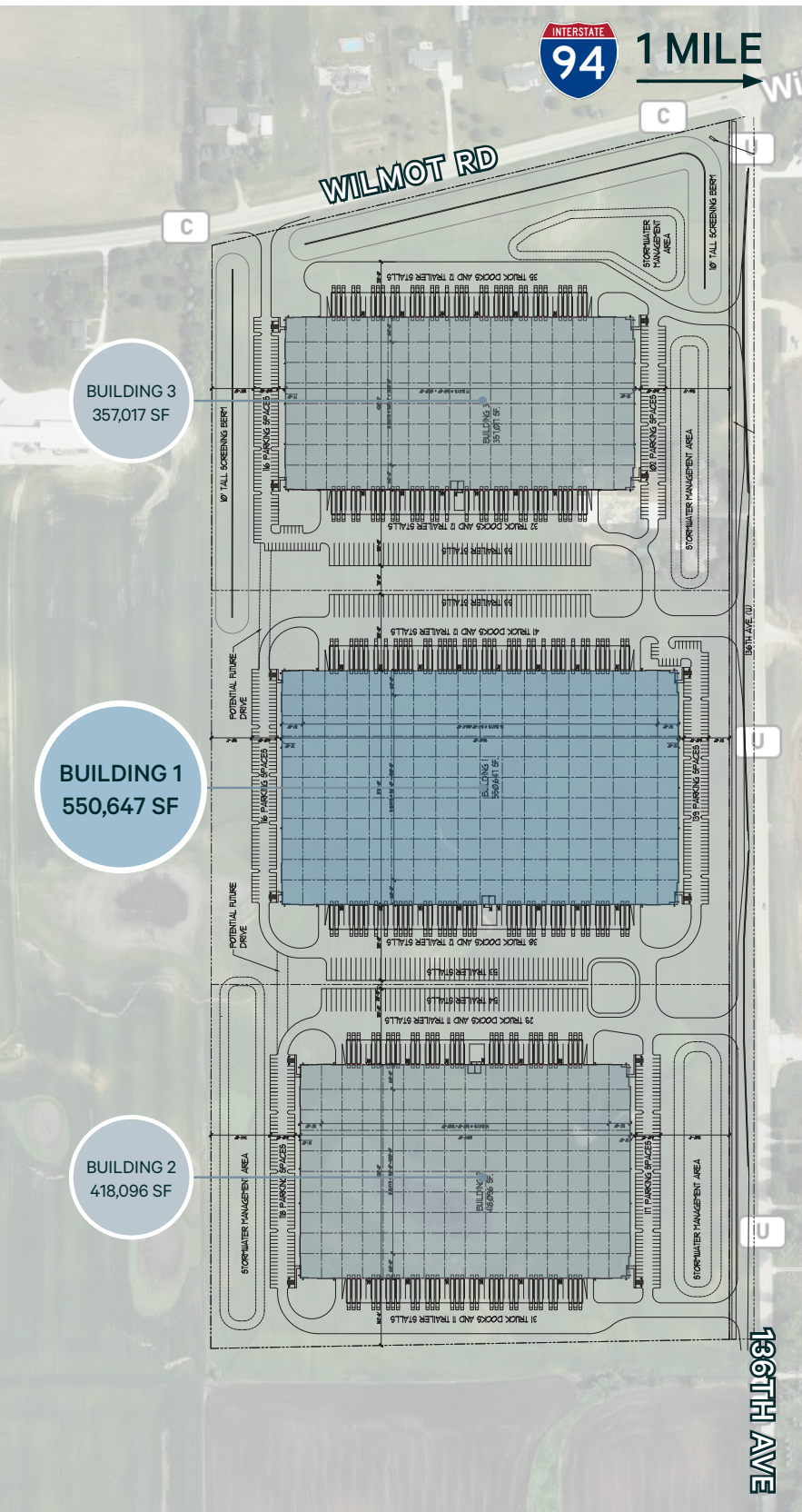
Bristol Highlands Commerce Center West

Bristol Highlands Commerce Center West is Southeast Wisconsin's newest Class A Industrial Park. Located in Kenosha County between Chicago and Milwaukee, the Park is situated between two four-way interchanges with direct access to I-94. The site is primed for three new industrial developments ranging from 357,000 to 550,000 square feet. Building One, a 550,647 SF Class A cross docked facility will be the first built in the park and delivered Q2 2023.

The building is located close by prestigious corporate neighbors including Uline, Haribo, Amazon, and Visual Pak. This prime location offers tremendous growth potential for commercial and industrial businesses.

Building/Site Highlights

- + Situated between two complete four-way interchanges at Wilmot Road and I-94/I-41 and 104th Ave and Route 165
- + Cross docked facility
- + Quick travel times to downtown Chicago and O'Hare International Airport
- + Low real estate taxes and labor rates
- + Pro-business climate and local incentives available for qualifying tenants



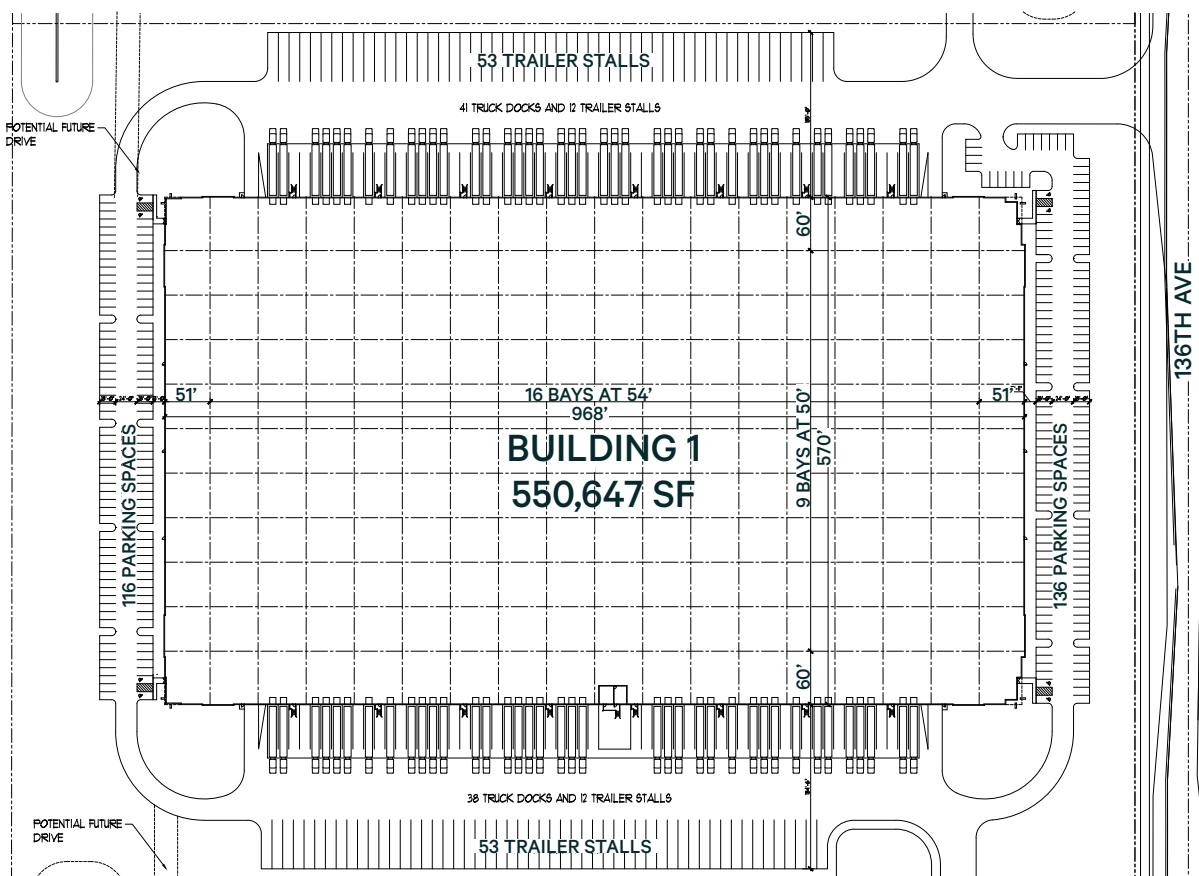
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BUILDING I

Total Building	550,647 SF
Divisible	±300,000 SF
Office	To Suit
Total Site Area	TBD
Column Spacing	54'-0" x 50'-0" 60' speed bay
Clear Height	40' Clear
Loading	79 Ext (expandable)
Drive-In Doors	4
Car Parking	255 Car
Trailer Parking	106 Stalls
Construction	Reinforced Concrete
Sprinkler	ESFR
Power	3000a / 277-480v
Lighting	LED
Available	Q1 2023



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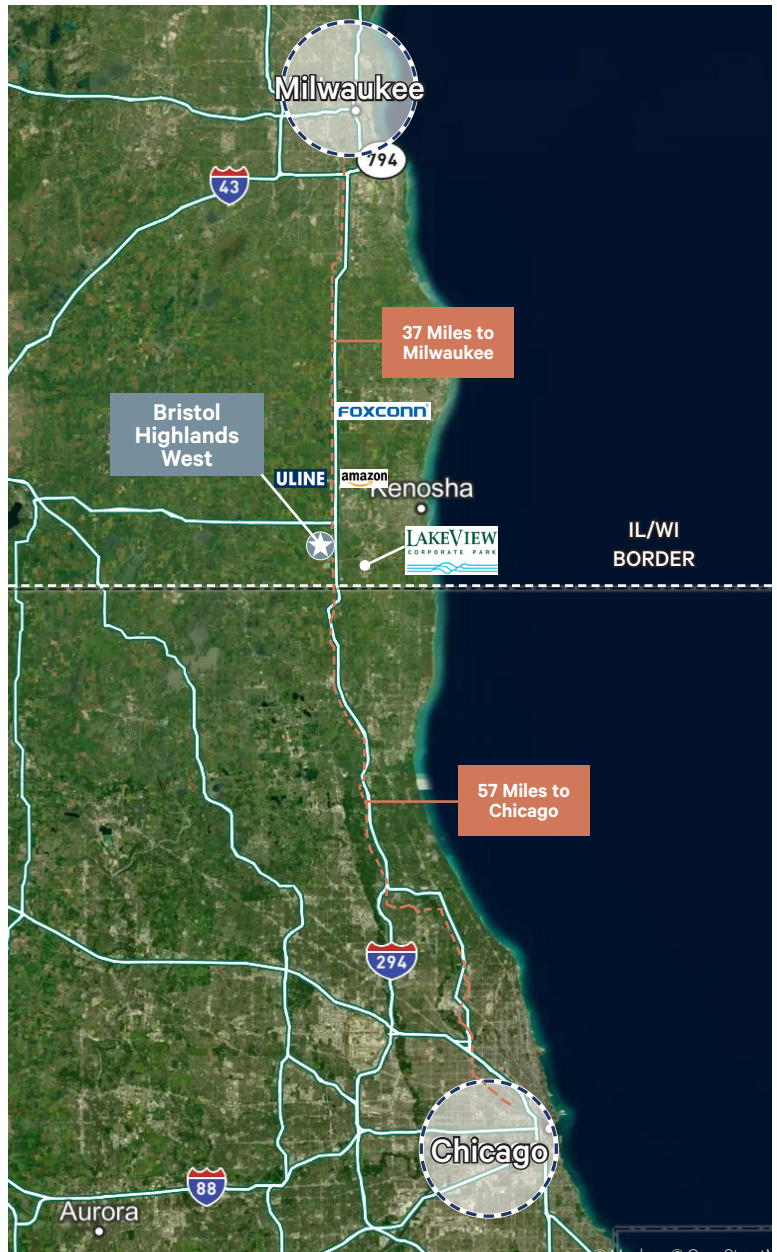
Southeast Wisconsin

Location Advantages

Located in Kenosha County with Chicago and Milwaukee only a short distance away, Bristol, Wisconsin is a prime location for tenants looking for a pro-business community and a lower operating cost environment. The surrounding community provides access to a strong labor pool and multiple local amenities. Incentive opportunities are available for tenants who qualify and low real estate taxes make this area a desirable location for any commercial or industrial corporate user.

Drive Times

- + 42 Miles to O'Hare International Airport
- + 30 Miles to General Mitchell International Airport



Contact Us

Sam Badger, SIOR
Senior Vice President
+1 847 310 2099
sam.badger@cbre.com

Whit Heitman
Senior Vice President
+1 847 624 4947
whit.heitman@cbre.com

Owned & Managed By:



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BROKER DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- ☐ The duty to provide brokerage services to you fairly and honestly.
- ☐ The duty to exercise reasonable skill and care in providing brokerage services to you.
- ☐ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- ☐ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (**See DEFINITION OF MATERIAL ADVERSE FACTS**).
- ☐ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See CONFIDENTIALITY NOTICE TO CUSTOMERS**).
- ☐ The duty to safeguard trust funds and other property the broker holds.
- ☐ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by Section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE DEFINITION OF MATERIAL ADVERSE FACTS**).
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE CONFIDENTIAL INFORMATION**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone number regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at: <http://offender.com.state.wi.us/public> or by phone at 877-234-0085.

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT _____ and _____ are working

Sales Associate ▲

Sales Associate ▲

As: **(Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)** **STRIKE ONE**

INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.

Initials ▲

Date ▲

Print Name (optional) ▲

Initials ▲

Date ▲

Print Name (Optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.