



BRISTOL

BUSINESS PARK

**OVER 3.0 MILLION SF
AT WISCONSIN'S
SOUTHEAST
BORDER**



**DELIVERING
NOW**

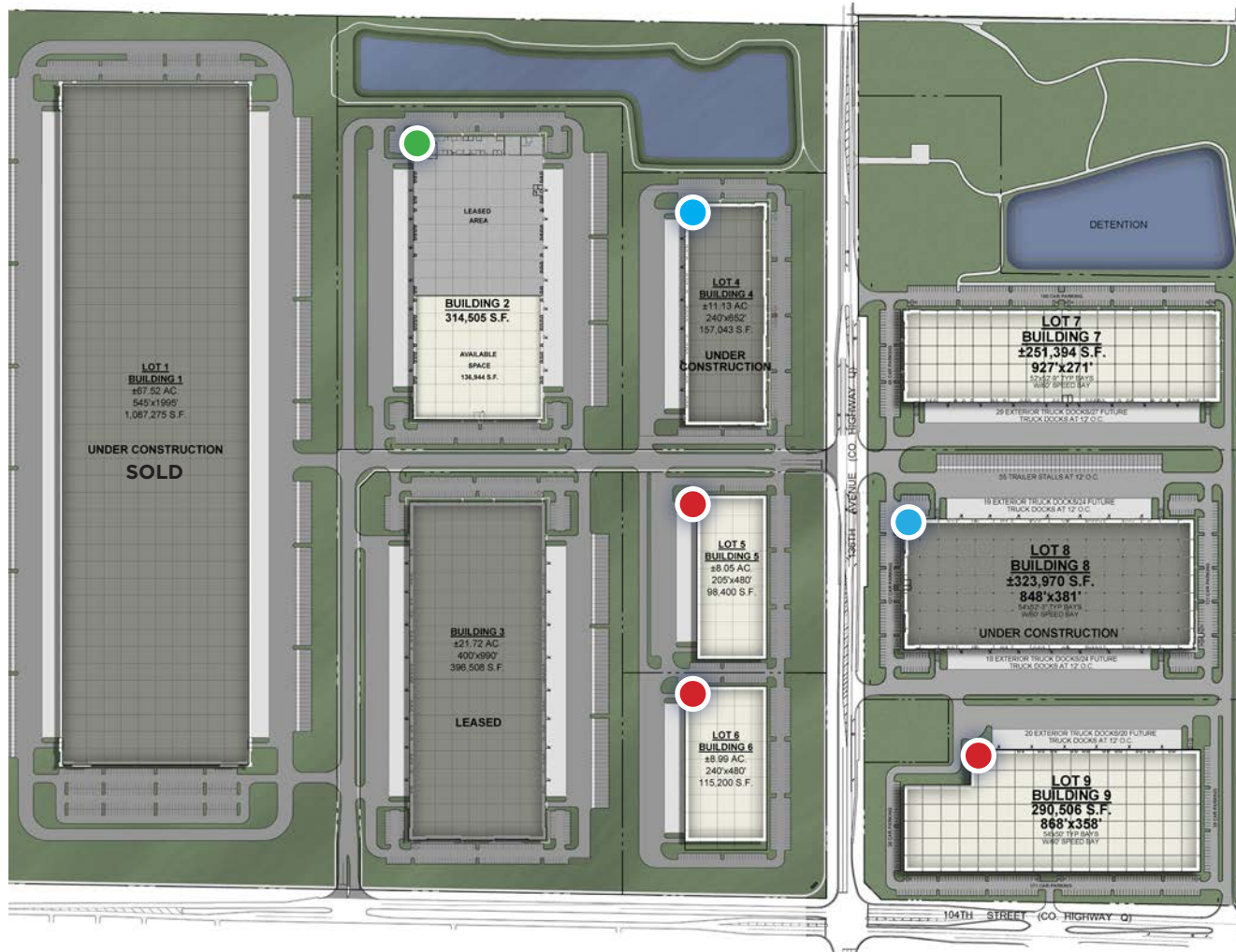
A DEVELOPMENT BY: **JANKO** GROUP



LEASING BY:



NOW LEASING OVER 1.3M SF



With nine lots containing 225 acres ready for industrial tenants ranging from **98,400 to 325,000 SF**, Bristol Business Park offers flexible solutions to meet the unique and specific needs of today's modern industrial users.

To learn more about available opportunities and to discover how Bristol Business Park can satisfy and enhance your business operations, contact a member of our leasing team.

- Immediately Available
- Delivering Q3 2023
(Construction in Progress)
- Future Build-to-Suits



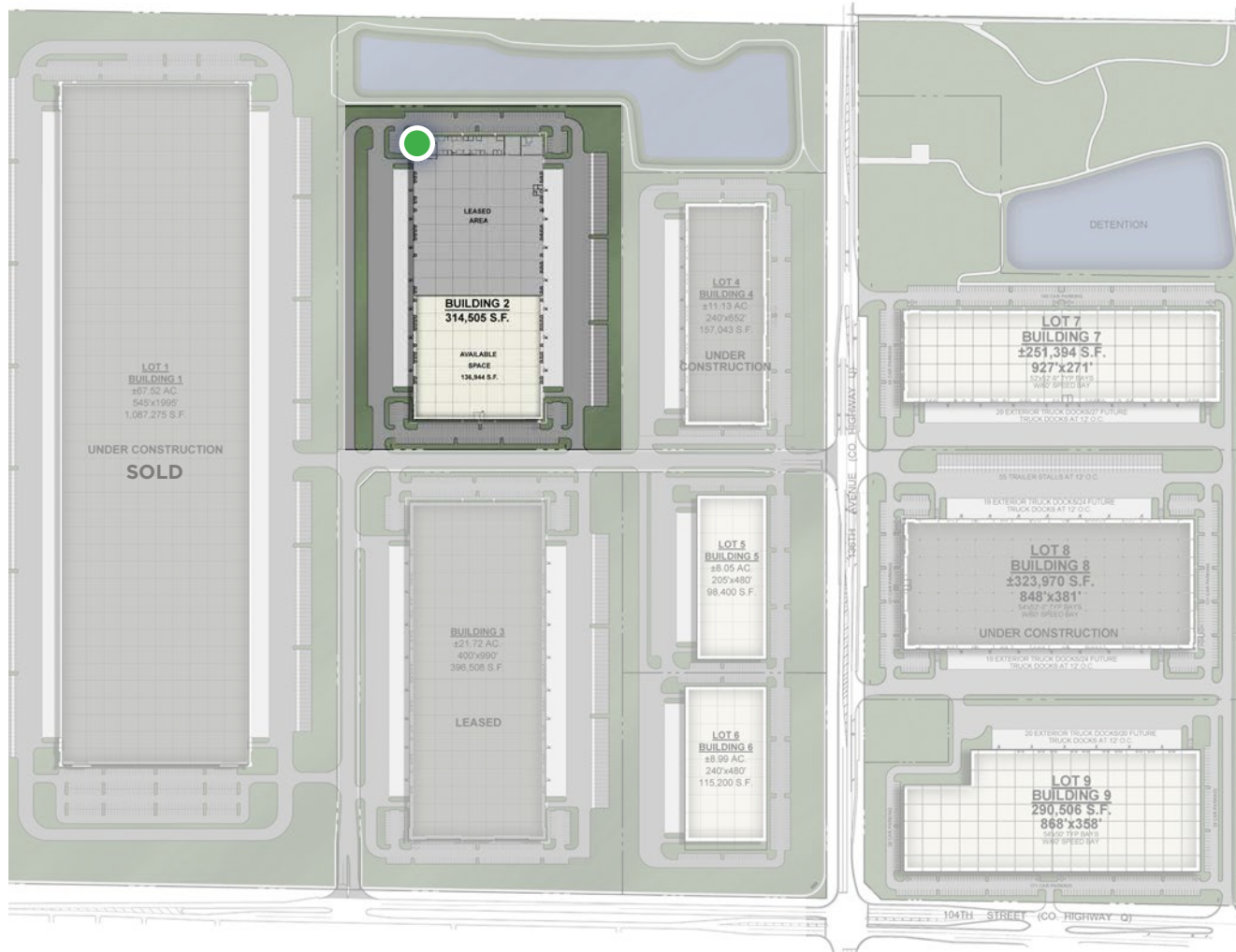
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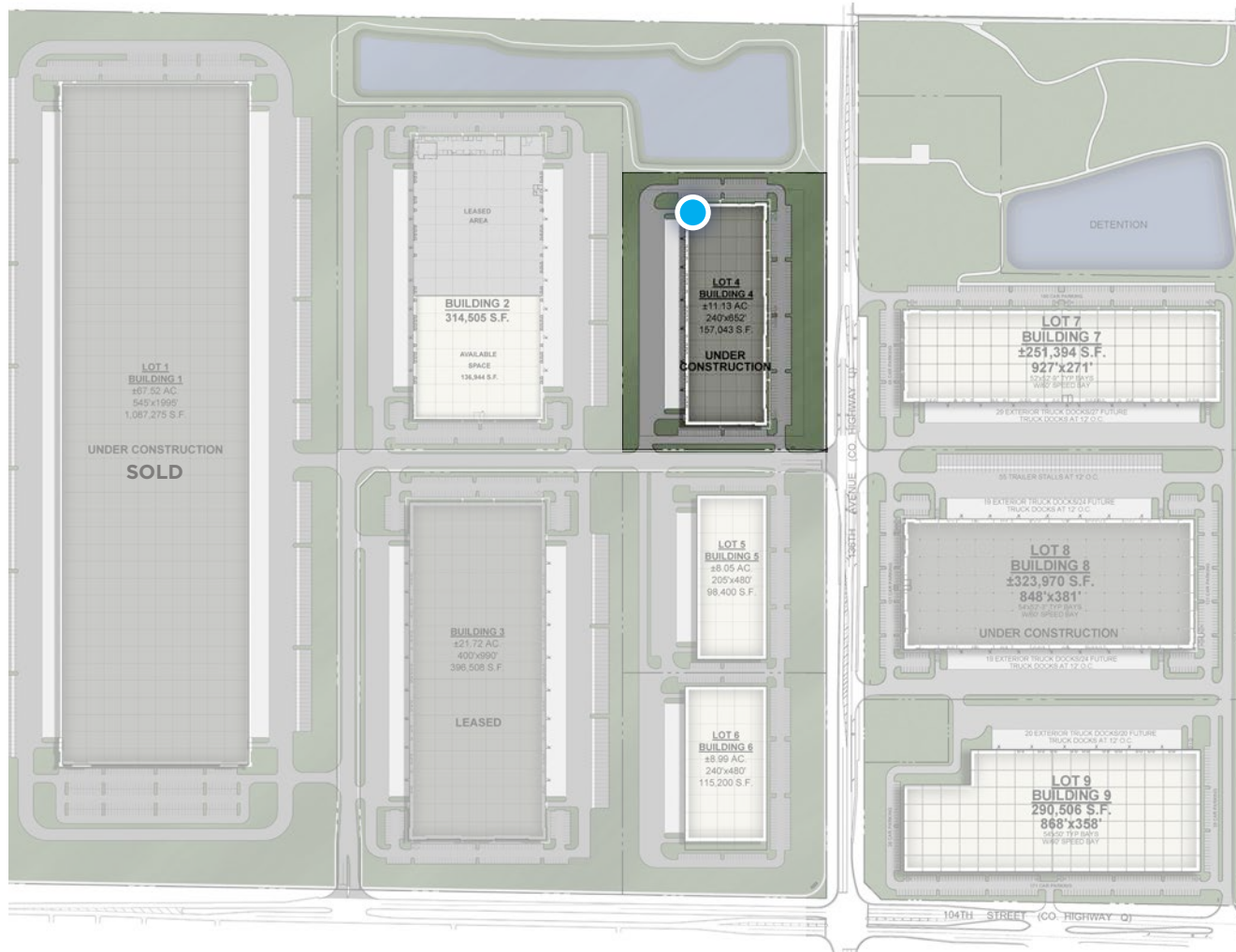
BUILDING #2 SPECS



Building Size:	314,505 SF
Space Available	136,944 SF
Office Space:	To Suit
Clear Height:	36'0"
Loading Docks:	22 Exterior Docks
Drive-in Doors:	2
Car Parking:	112 Spaces
Trailer Parking:	37 Stalls
Site Size:	±19.30 Acres
Configuration:	Cross Dock
Sprinkler System:	ESFR
Floors Thickness:	7" Unreinforced
Power:	2,400 Amps 277/480
Lighting:	30 Foot-Candles LED
Construction:	Precast Concrete
Zoning:	Business Park Zoning
Lease Rate:	Subject to Proposal

● Immediately Available

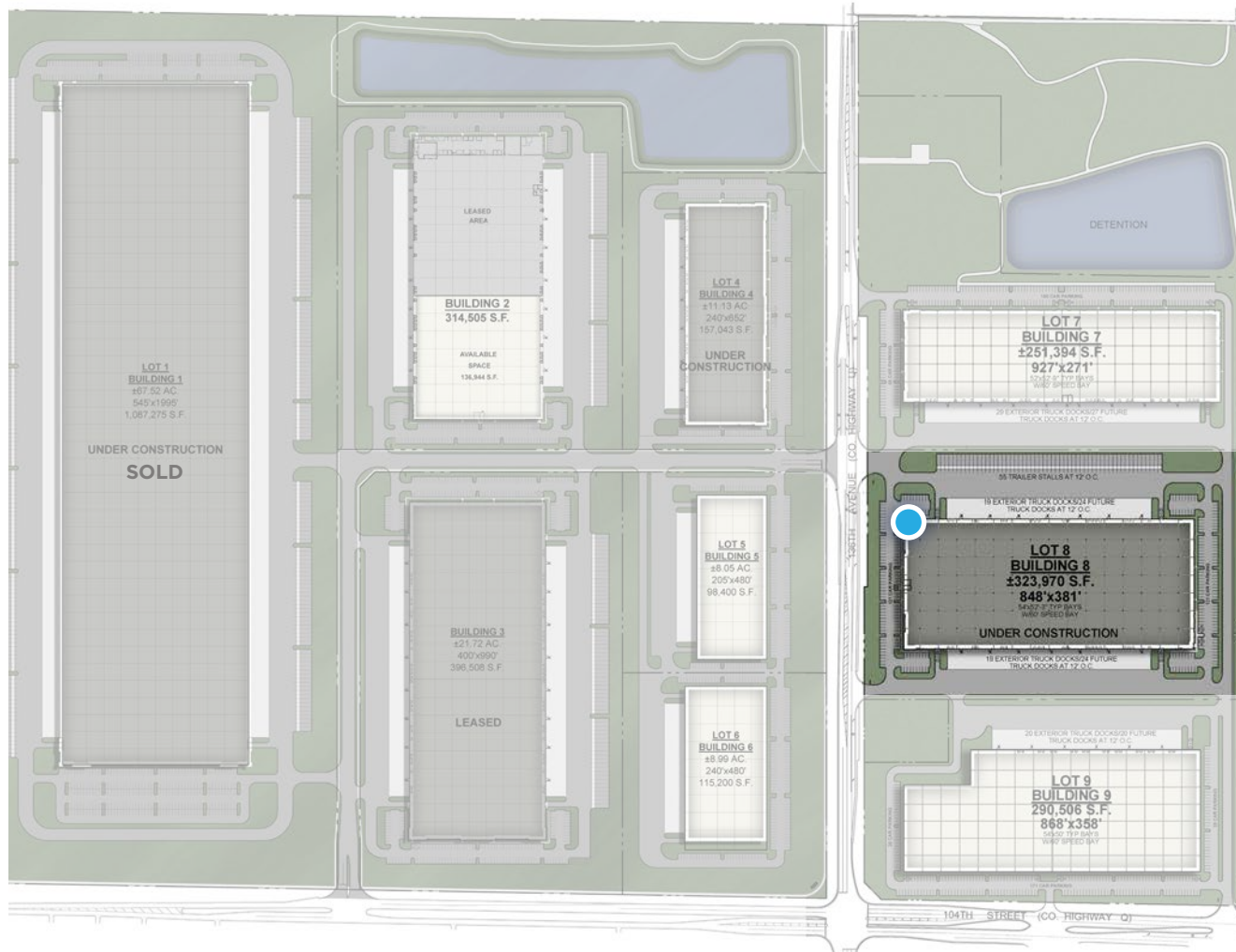
BUILDING #4 SPECS



Building Size:	157,043 SF
Space Available	157,043 SF
Office Space:	To Suit
Clear Height:	32'0"
Loading Docks:	24 (Expandable) Exterior Docks
Drive-in Doors:	2
Car Parking:	212 Spaces
Site Size:	±11.13 Acres
Configuration:	Rear Load
Sprinkler System:	ESFR
Floors Thickness:	7" Unreinforced
Power:	2,000 Amps 277/480
Lighting:	30 Foot-Candles LED
Construction:	Precast Concrete
Zoning:	Business Park Zoning
Lease Rate:	Subject to Proposal

● Delivering Q3 2023
(Construction in Progress)

BUILDING #8 SPECS

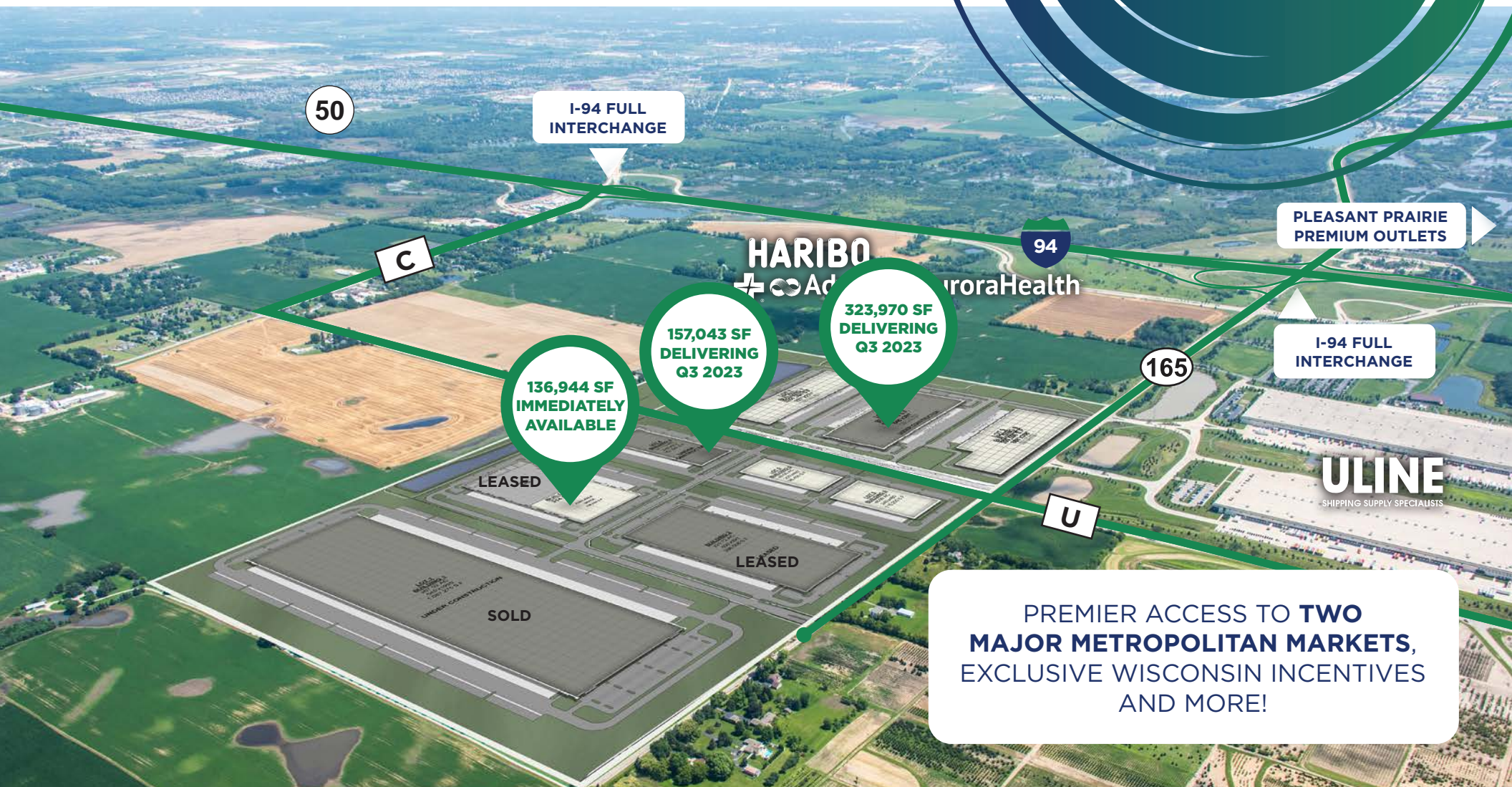


Building Size:	323,970 SF
Space Available	323,970 SF
Office Space:	To Suit
Clear Height:	36'0"
Loading Docks:	38 Exterior Docks
Drive-in Doors:	2
Car Parking:	242 Spaces
Trailer Parking:	55 Stalls
Site Size:	±21.62 Acres
Configuration:	Cross Dock
Sprinkler System:	ESFR
Floors Thickness:	7" Unreinforced
Power:	4,000 Amps 277/480
Lighting:	30 Foot-Candles LED
Construction:	Precast Concrete
Zoning:	Business Park Zoning
Lease Rate:	Subject to Proposal

● Delivering Q3 2023
(Construction in Progress)

MINUTES NORTH OF THE WI-IL BORDER

Bristol, Wisconsin's newest
225-acre industrial park
at the intersection of
I-94 & HWY 165



PREMIER ACCESS TO **TWO**
MAJOR METROPOLITAN MARKETS,
EXCLUSIVE WISCONSIN INCENTIVES
AND MORE!



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MILWAUKEE

General Mitchell
International Airport

Racine

Kenosha

Pleasant
Prairie

Zion

94

Waukegan

Lake Forest

Highland
Park

41

Winnetka

45

Evanston

O'Hare International
Airport

North Side

190

CHICAGO

WHERE BUSINESS GOES FURTHER

Located immediately north of the Chicagoland area, **Bristol Business Park** users can reach over 50% of North American industry within one-day's truck delivery and 75% within two days.

REACH 50%
OF THE U.S.
POPULATION IN A
ONE-DAY DRIVE
TIME



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 **CUSHMAN &
WAKEFIELD**

THE ACCESS



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Surrounded by a rich collection of local amenities including retail, hotels, restaurants, recreational facilities and more.



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WHY BRISTOL, WI?



LOCATION

Located with minutes of the Wisconsin-Illinois state border

32.5 miles to General Mitchell International Airport and 41.8 miles to O'Hare International Airport

Located in the transportation and logistics hub of the United States with access to over 150 intermodals

Established location for corporate headquarters

ACCESS

Access to a qualified and diverse labor pool of 3.5 million people within a 45-mile radius

Direct access to two four-way interchanges: I-94 & Hwy 165 and I-94 & Cty. Hwy C

Minutes from the highway, located centrally between two major metropolitan markets and surrounded by esteemed corporate neighbors

IDEAL FOR A VARIETY OF USERS

Surrounded by abundant amenities and varied users including distribution, manufacturing, corporate headquarters, and pharma & life sciences

INCENTIVES

Economic incentives exclusive to Wisconsin businesses in addition to local and county incentives



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225 ACRES
UNDER CONSTRUCTION

136,944 SF
AVAILABLE
NOW

157,043 SF
UNDER
CONSTRUCTION



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A DEVELOPMENT BY:

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PEAK
CONSTRUCTION CORPORATION



WANT MORE? GET IN TOUCH:



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STATE OF WISCONSIN BROKER DISCLOSURE



TO NON-RESIDENTIAL CUSTOMERS

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 the 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 prove 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" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- 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 by law, or 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" below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to 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 numbers 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.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly 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.