

132,122 SF Available for Sublease

9605 136th Ave
Bristol, Wisconsin

132,122 SF for Sublease | Available Q1 2024



132,221 SF For Sublease
9605 136th Ave & Wilmot Rd | Bristol, WI

For Sublease

132,122 SF Cross-Docked Facility

9605 136th Ave has 132,122 SF available for sublease Q1 2024, original Lease goes through August 31st, 2026 but longer and shorter terms may be available. The building has 16 docks, 2 Drive-in Doors, 36’ Clear, and a warehouse shipping and receiving office.

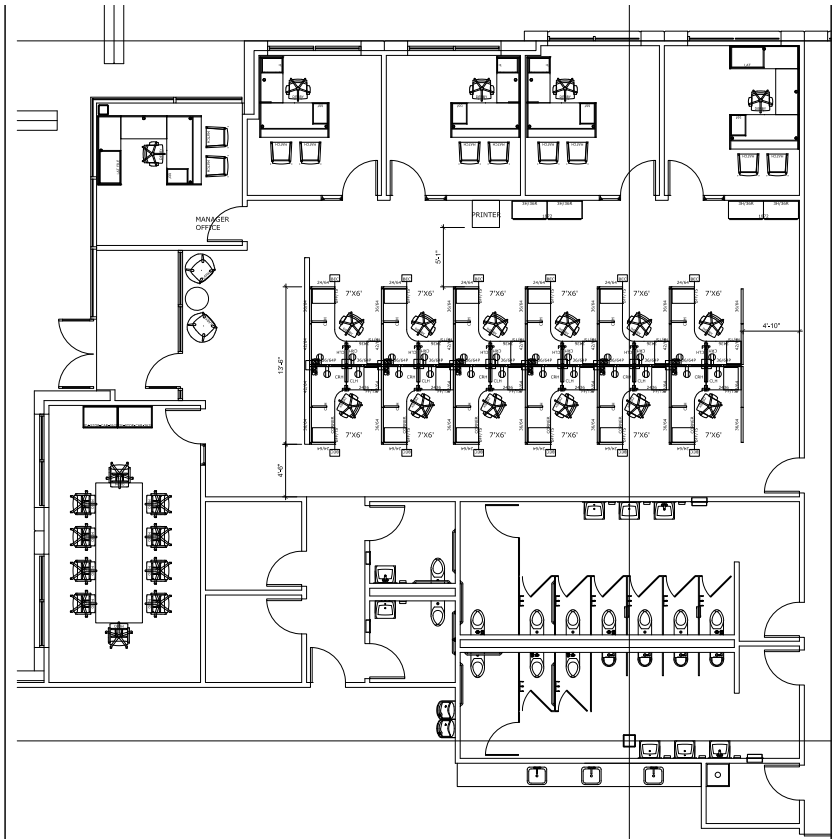
The building is located close by prestigious corporate neighbors including Uline, Haribo, Amazon, and Visual Pak. This prime location offers tremendous growth potential for commercial and industrial businesses.



BUILDING SPECIFICATIONS

Total Building	472,176 SF
Available	132,122 SF
Office	±3,000 SF
Clear Height	36’ Clear
Loading	16 Ext
Drive-In Doors	2 DIDs
Car Parking	Ample
Construction	Precast Completed 2021
Sprinkler	ESFR
Floor Thickness	7” Reinforced
Lighting	LED
Available	Q1 2024
Net Asking Rate	STO
Property Taxes	\$1.08 PSF
Sublease Through	August 31, 2026

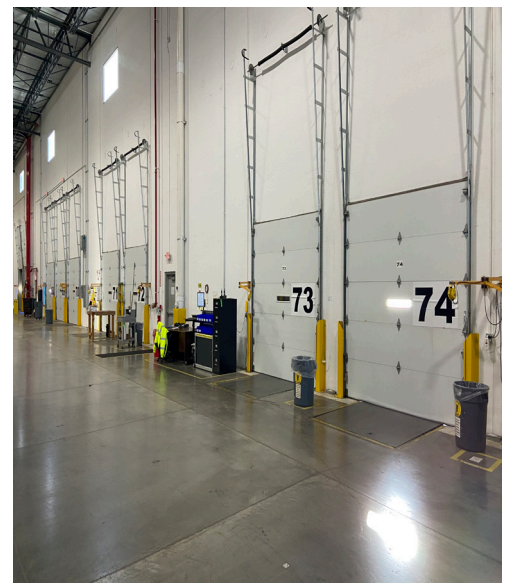
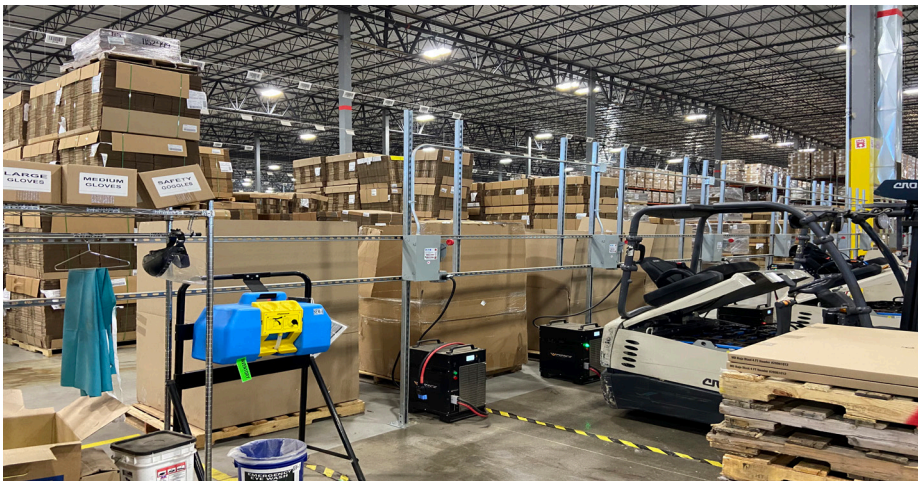
Office Floor Plan



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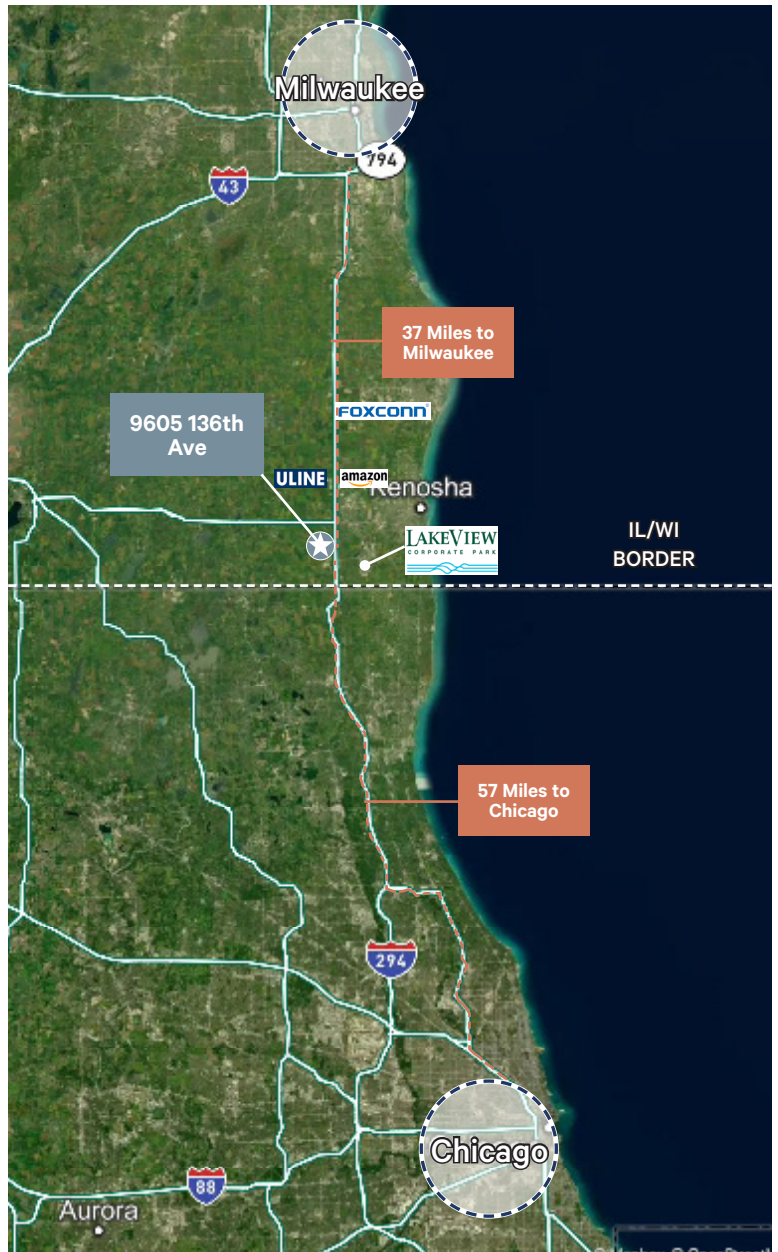
Southeast Wisconsin

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



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