

HIGHLANDS BUSINESS PARK LOTS FOR SALE OR BUILD-TO-SUIT LEASE

Highway 164 and County Highway K
Sussex, WI 53089



SITE FEATURES

- TWO CONTROLLED INTERSECTIONS AND FOUR-LANE HIGHWAY ACCESS
- CONCRETE ROADS WITH FLAT APPROACHES, IDEAL FOR TRUCK TRANSPORT
- 135,200 OR 148,720 SF MULTI TENANT BUILDING FOR LEASE
- LOCAL MILL RATE LOWER THAN SURROUNDING COMMUNITIES
- USE YOUR OWN BUILDER OR WORK WITH WANGARD FOR BUILD-TO-SUIT LEASE OR SALE
- IMMEDIATELY AVAILABLE FOR CONSTRUCTION
- QUICK ACCESS TO INTERSTATE AND NEARBY AMENITIES
- 25% GREEN SPACE RATIO MINIMUM MEANS HIGHER DENSITY LAND TO BUILDING RATIO
- HIGH-QUALITY SOIL CONDITIONS

Devon Pittman - Director of Industrial Development

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SITE PLAN



AVAILABLE FOR SALE

INDUSTRIAL: +/- 25 ACRES DIVISIBLE

LOT SIZES SHOWN ON SITE PLAN ARE ILLUSTRATIVE. CUSTOM SIZES AVAILABLE.

RETAIL OPPORTUNITIES

PRICING: FROM \$700K - \$1,190,000 PER ACRE

LOT R4 - \$800,000

LOT R5 - \$700,000

LOT 1 - \$880,000

LOT 2 - \$780,000

LOT 3 - \$880,000

LOT 3 CORNER - \$2,046,000.00

INDUSTRIAL PARK

SITE III - \$875,000

SITE IV - \$1,036,000

SITE X - \$1,730,000

SITE XI - \$1,465,800

SITE XIII - \$1,318,800

BUILD TO SUIT LEASES AVAILABLE

INDUSTRIAL: 100,000 - 400,000 SF

COMMERCIAL/MEDICAL: 5,000 - 50,000 SF

• WATER

SUSSEX WATER UTILITY

• SEWER

VILLAGE OF SUSSEX

• GAS & ELECTRIC

WE ENERGIES

• GREEN SPACE RATIO

25%

• INTERNET PROVIDER

SPECTRUM AND AT&T AVAILABLE

• ZONING

BP-1 & B2

• STORM WATER

PARK REGIONAL PONDS -

ON SITE STORAGE NOT REQUIRED

• MILL RATE (2021)

13.40 / \$1,000 OF ASSESSED VALUE

• ROADS

CONCRETE

• MULTIPLE ACCESS POINTS

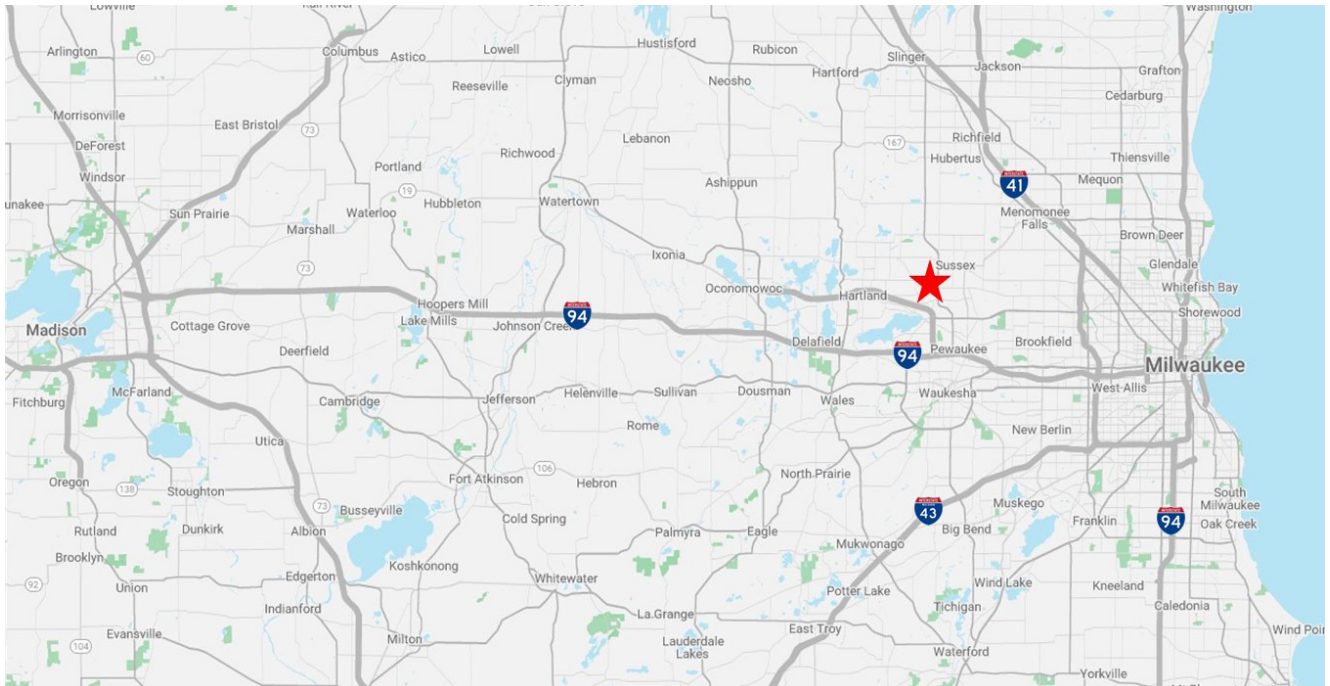
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REGIONAL MAP



SATELLITE MAP



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HIGHLANDS BUSINESS PARK

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DRIVE TIMES TO KEY AREAS

I-94 AT HWY 164 (CLOSEST ON-RAMP)

5.5 MILES / 10 MIN

WAUKESHA COUNTY AIRPORT

7.5 MILES / 15 MIN

DOWNTOWN MILWAUKEE

22 MILES / 34 MIN

MITCHELL INTERNATIONAL AIRPORT

28 MILES / 36 MIN

MADISON

67 MILES / 1 HR 12 MIN

GREEN BAY

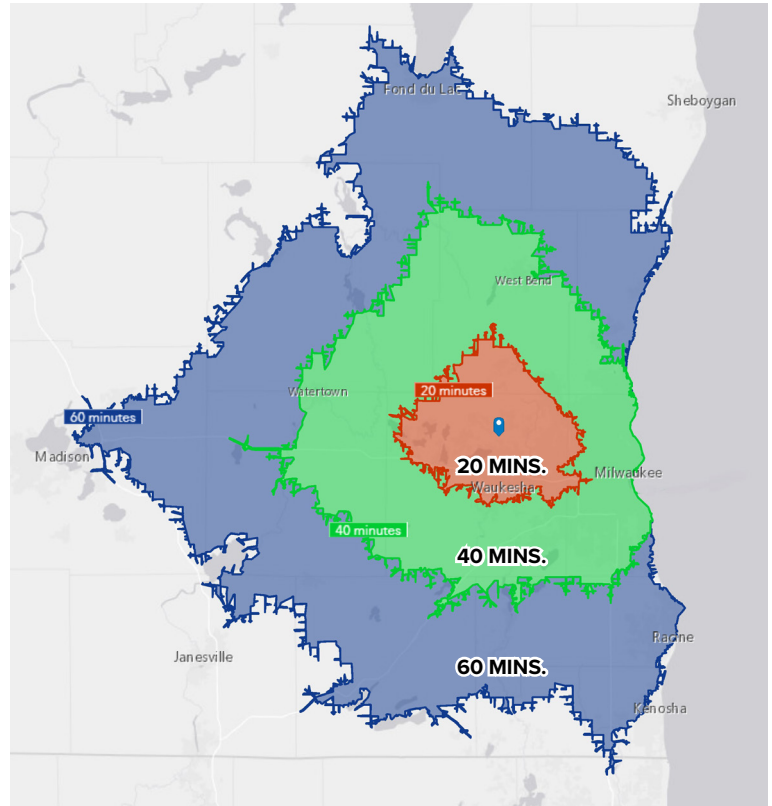
121 MILES / 2 HRS

CHICAGO

110 MILES / 2 HRS 10 MIN

MINNEAPOLIS

325 MILES / 5 HRS



AREA DEMOGRAPHICS

POPULATION (WITHIN 10-30 MIN. DRIVE TIME) **816,890**

POPULATION GROWTH **2.41%**

MEDIAN AGE **39.2 YRS**

MEDIAN HOUSEHOLD INCOME **\$118,070**

EDUCATION

HIGH SCHOOL GRADUATE OR HIGHER **94.2%**

ASSOCIATE OR BACHELOR'S DEGREE OR HIGHER **37.2%**

BUSINESS

TOTAL BUSINESSES **30,352**

TOTAL EMPLOYEES **507,781**

MAJOR EMPLOYMENT BY INDUSTRY

MANUFACTURING **24.2%**

EDUCATION, HEALTH, GOVERNMENT **21.7%**

RETAIL **12.4%**

PROFESSIONAL SERVICES **9.5%**

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an
2 agent associated with the firm, must provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the
5 brokerage firm (hereinafter Firm). The Firm is either an agent
6 of another party in the transaction or a subagent of another firm
7 that is the agent of another party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may
9 provide brokerage services to you. Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers
11 and salespersons (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and
14 honestly.
15 (b) The duty to exercise reasonable skill and care in providing
16 brokerage services to you.
17 (c) The duty to provide you with accurate information about
18 market conditions within a reasonable time if you request
19 it, unless disclosure of the information is prohibited by law.
20 (d) The duty to disclose to you in writing certain Material
21 Adverse Facts about a property, unless disclosure of the
22 information is prohibited by law (see lines 42-51).
23 (e) The duty to protect your confidentiality. Unless the law
24 requires it, the Firm and its Agents will not disclose your
25 confidential information or the confidential information of other
26 parties (see lines 23-41).
27 (f) The duty to safeguard trust funds and other property held by
28 the Firm or its Agents.
29 (g) The duty, when negotiating, to present contract proposals in
30 an objective and unbiased manner and disclose the
31 advantages and disadvantages of the proposals.
32 Please review this information carefully. An Agent of the Firm
33 can answer your questions about brokerage services,
34 but if you need legal advice, tax advice, or a professional home
35 inspection, contact an attorney, tax advisor, or home
36 inspector. This disclosure is required by section 452.135 of the
37 Wisconsin statutes and is for information only. It is a
38 plain-language summary of the duties owed to a customer
39 under section 452.133(1) of the Wisconsin statutes.
40 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its
41 Agents will keep confidential any information given to the
42 Firm or its Agents in confidence, or any information obtained by
43 the Firm and its Agents that a reasonable person
44 would want to be kept confidential, unless the information must
45 be disclosed by law or you authorize the Firm to
46 disclose particular information. The Firm and its Agents shall
47 continue to keep the information confidential after the
48 Firm is no longer providing brokerage services to you.
49 The following information is required to be disclosed by law:
50 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g)
51 (see lines 42-51).
52 2. Any facts known by the Firm or its Agents that contradict
53 any information included in a written inspection

31 report on the property or real estate that is the subject of the
32 transaction.
33 To ensure that the Firm and its Agents are aware of what
34 specific information you consider confidential, you may
35 list that information below (see lines 35-41) or provide that
36 information to the Firm or its Agents by other means. At a
37 later time, you may also provide the Firm or its Agents with
38 other information you consider to be confidential.
39 **CONFIDENTIAL INFORMATION:** _____
40 _____
41 _____
42 **NON-CONFIDENTIAL INFORMATION** (the following
43 information may be disclosed by the Firm and its Agents):
44 _____
45 _____
46 _____
47 _____ (Insert information you authorize to
48 be disclosed, such as financial qualification information.)
49 **DEFINITION OF MATERIAL ADVERSE FACTS**
50 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g)
51 as an Adverse Fact that a party indicates is of such
52 significance, or that is generally recognized by a competent
53 licensee as being of such significance to a reasonable
54 party, that it affects or would affect the party's decision to enter
55 into a contract or agreement concerning a transaction
56 or affects or would affect the party's decision about the terms
57 of such a contract or agreement.
58 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a
59 condition or occurrence that a competent licensee
60 generally recognizes will significantly and adversely affect the
61 value of the property, significantly reduce the structural
62 integrity of improvements to real estate, or present a significant
63 health risk to occupants of the property; or information
64 that indicates that a party to a transaction is not able to or does
65 not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.
67 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain
68 information about the sex offender registry and persons
69 registered with the registry by contacting the Wisconsin
70 Department of Corrections on the Internet at
71 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Wangard Partners Development, LLC

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