

# Bristol Highlands

## Commerce Center West

Bristol, Wisconsin

Owned & Managed By:



136th Ave & Wilmot Rd  
Bristol, WI  
CBRE Properties: Bristol Highlands West

550,647 SF Available for Lease



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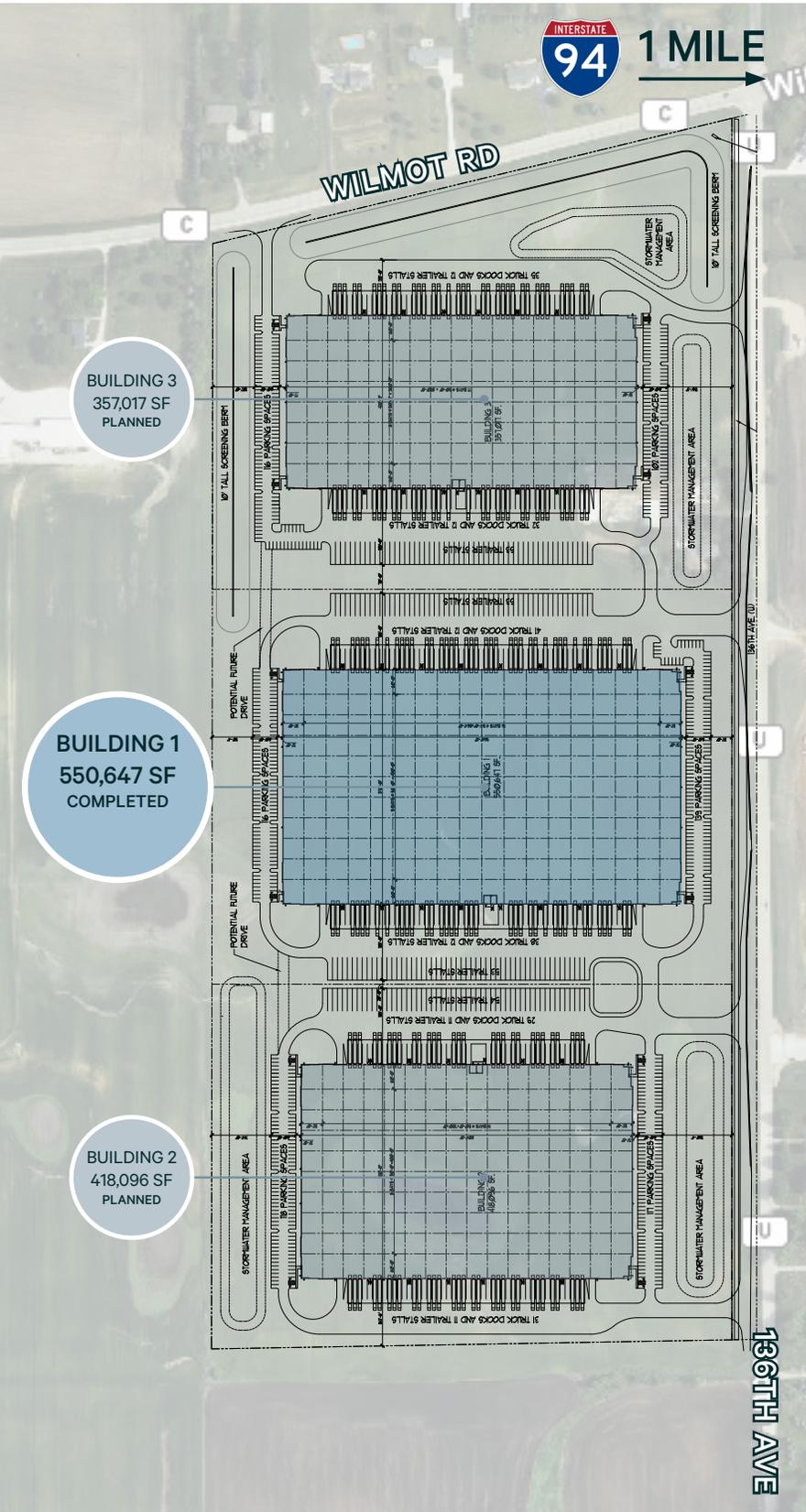
# Bristol Highlands Commerce Center West

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 is currently available.

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 Wilmont 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



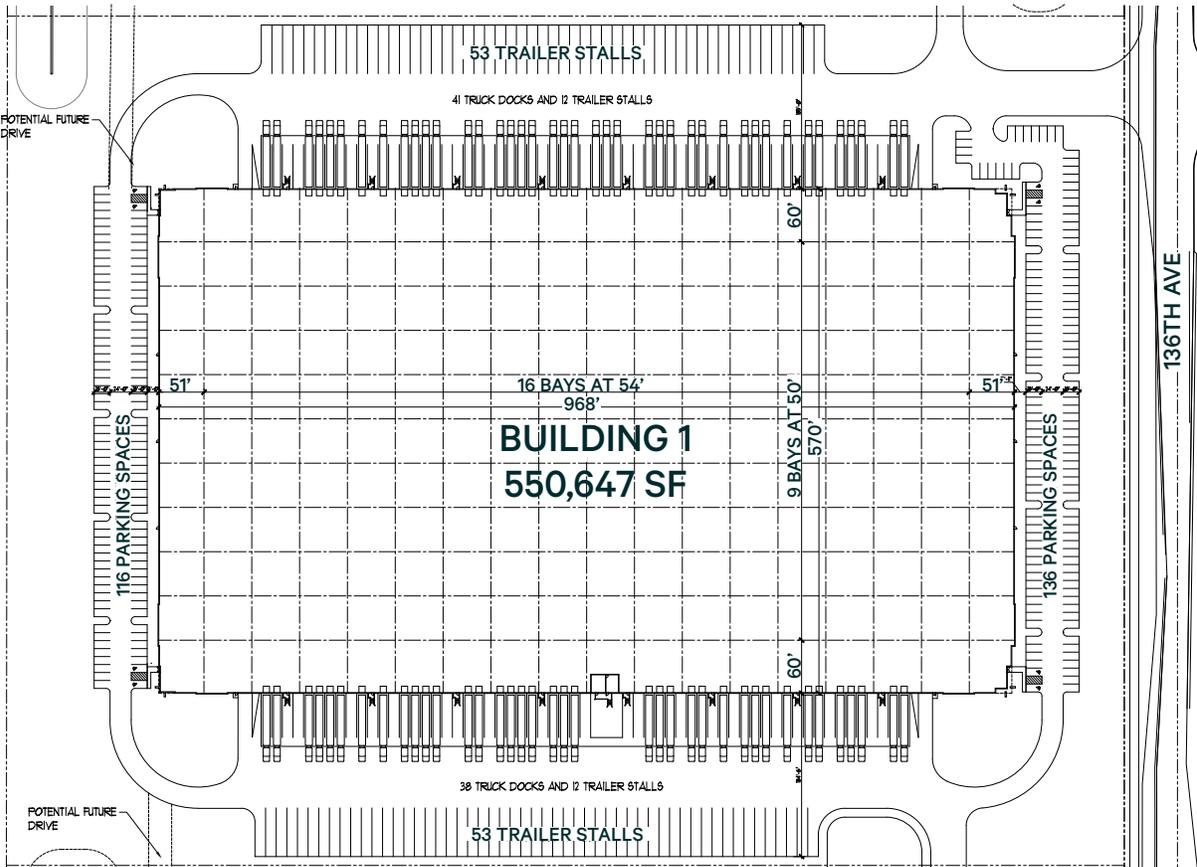
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For Lease

## BUILDING I

|                 |                                  |
|-----------------|----------------------------------|
| Total Building  | 550,647 SF                       |
| Divisible       | ±300,000 SF                      |
| Office          | +/- 2,500 SF                     |
| Total Site Area | TBD                              |
| Column Spacing  | 54'-0" x 50'-0"<br>60' speed bay |
| Clear Height    | 40' Clear                        |
| Loading         | 79 Ext<br>(expandable)           |
| Drive-In Doors  | 4                                |
| Car Parking     | 255 Car                          |
| Trailer Parking | 106 Stalls                       |
| Construction    | Reinforced Concrete              |
| Sprinkler       | ESFR                             |
| Power           | 3000a / 277-480v                 |
| Lighting        | LED                              |

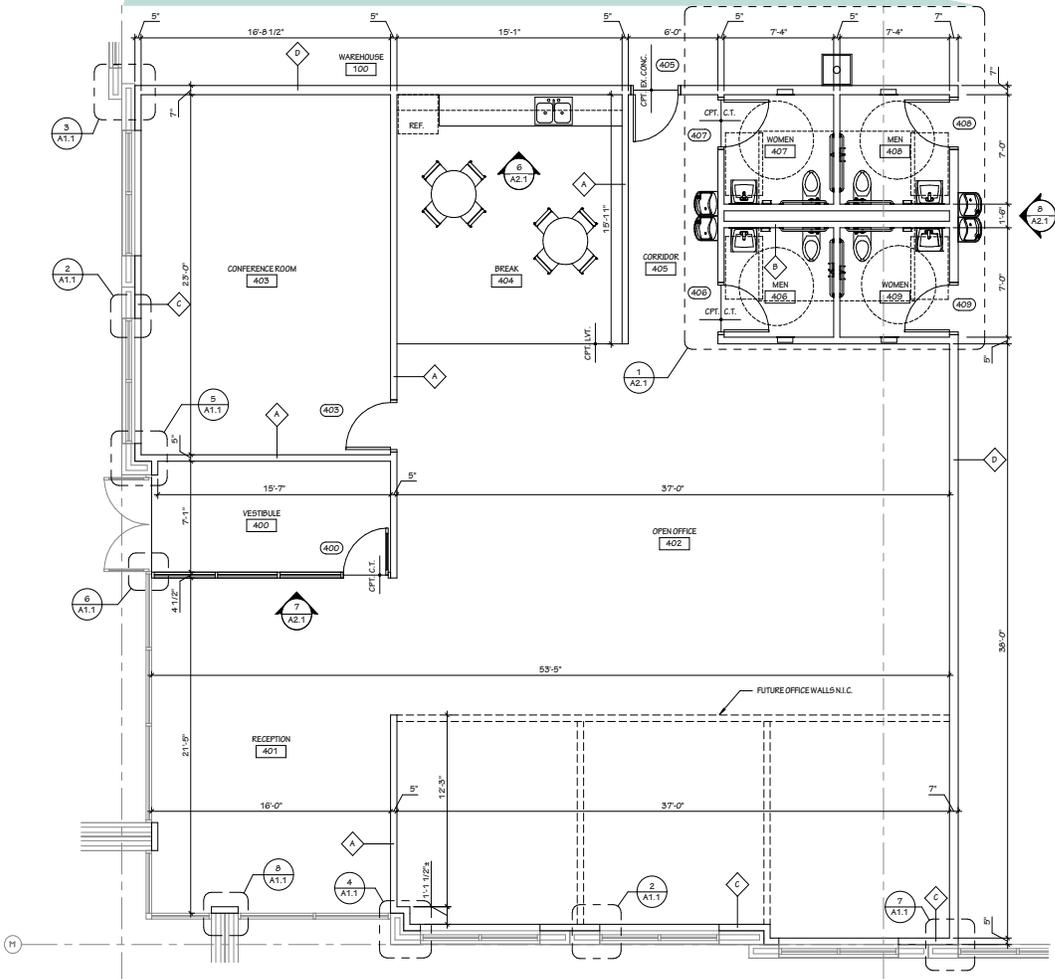
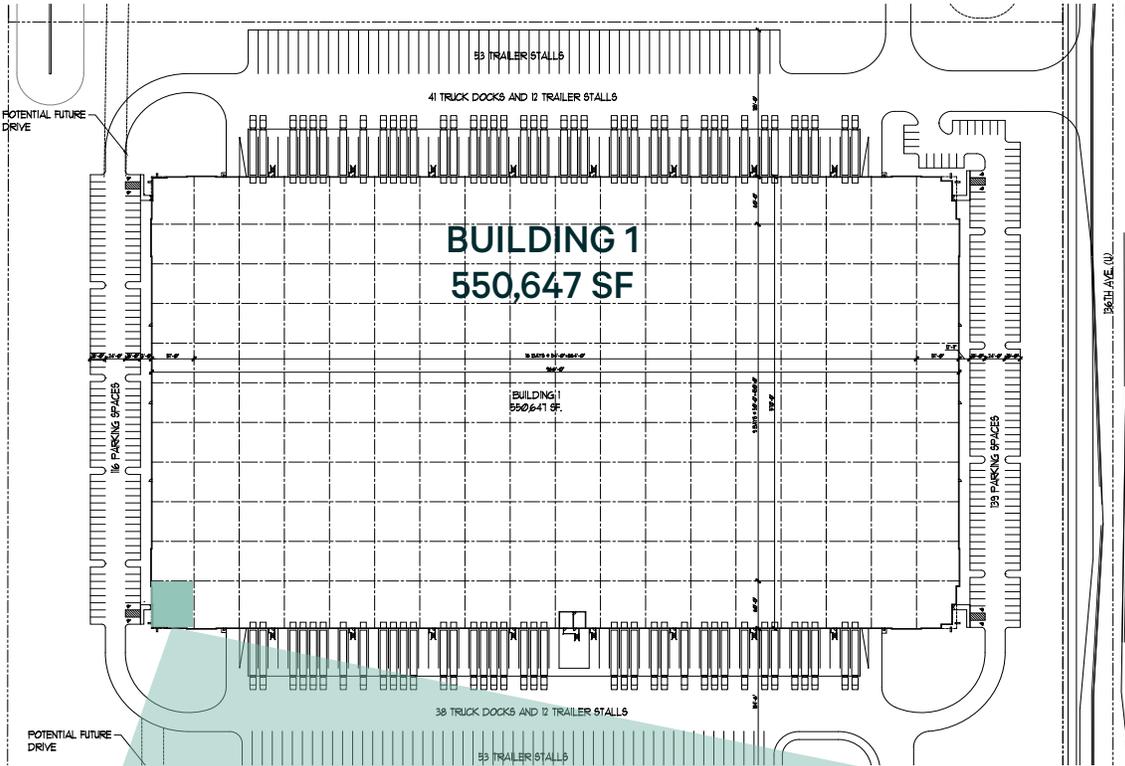


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## SPEC +/- 2,500 SF Office



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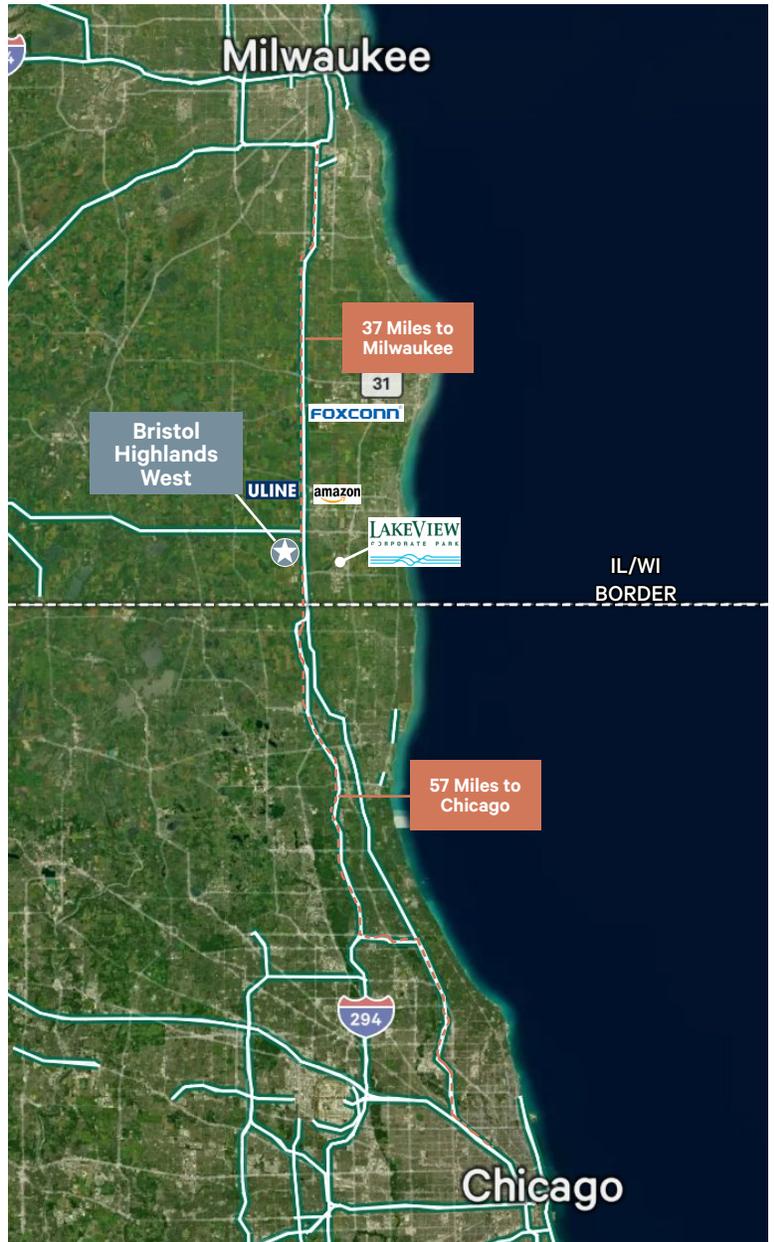
# Southeast Wisconsin

## 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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