



BRISTOL HIGHLANDS

COMMERCE CENTER

9605 136TH AVENUE, BRISTOL, WI

Wisconsin's Premier Industrial Development on the Illinois Border

At Wilmot Rd & 136th Ave | Bristol, WI

132,122 SF
AVAILABLE
IMMEDIATELY

A Development by:



Leasing by:



BOERKE

132,122 SF Available Immediately

Building Two

9605 136th Ave,
Bristol, WI

472,176 SF Total Building Size
132,122 SF Available Size
Office: 6,486 SF
Shipping & Receiving Office: 480 SF w/ Restroom
Restrooms: 2 Office, 2 Full locker Room Style (14 Positions)
16 Ext. Docks
2 Drive-In Doors
Ample Parking Spaces
Clear Height: 36'
Floor Thickness: 7" Reinforced
Lighting: LED
Sprinkler: ESFR
Year Built: 2021
Parking: 74 Autos / 20 Trailers
Electrical: 800 AMP 480 V 3 Phase



BRISTOL HIGHLANDS
COMMERCE CENTER

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MILWAUKEE

General Mitchell
International Airport

Racine

Kenosha

Pleasant
Prairie

Zion

94

Waukegan

Lake Forest

Highland
Park

LAKE COUNTY

COOK COUNTY

12

45

294



O'Hare International
Airport

Winnetka

Evanston

North Side

190

Oak Park

CHICAGO

HB

Bristol

136th Ave

Wilmot Rd

FOUR-WAY
INTERCHANGE
1 Mile

HARIBO

Advocate
Aurora
Health

104th St

FOUR-WAY
INTERCHANGE
1.6 Miles

165

U

Uline
SHIPPING SUPPLY SPECIALISTS

WISCONSIN-ILLINOIS
STATE BORDER
3.7 Miles

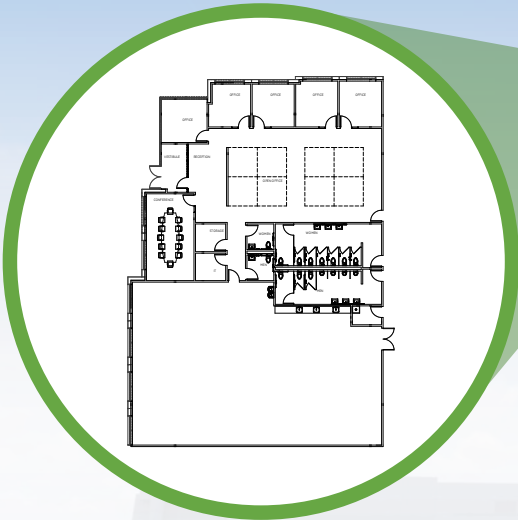
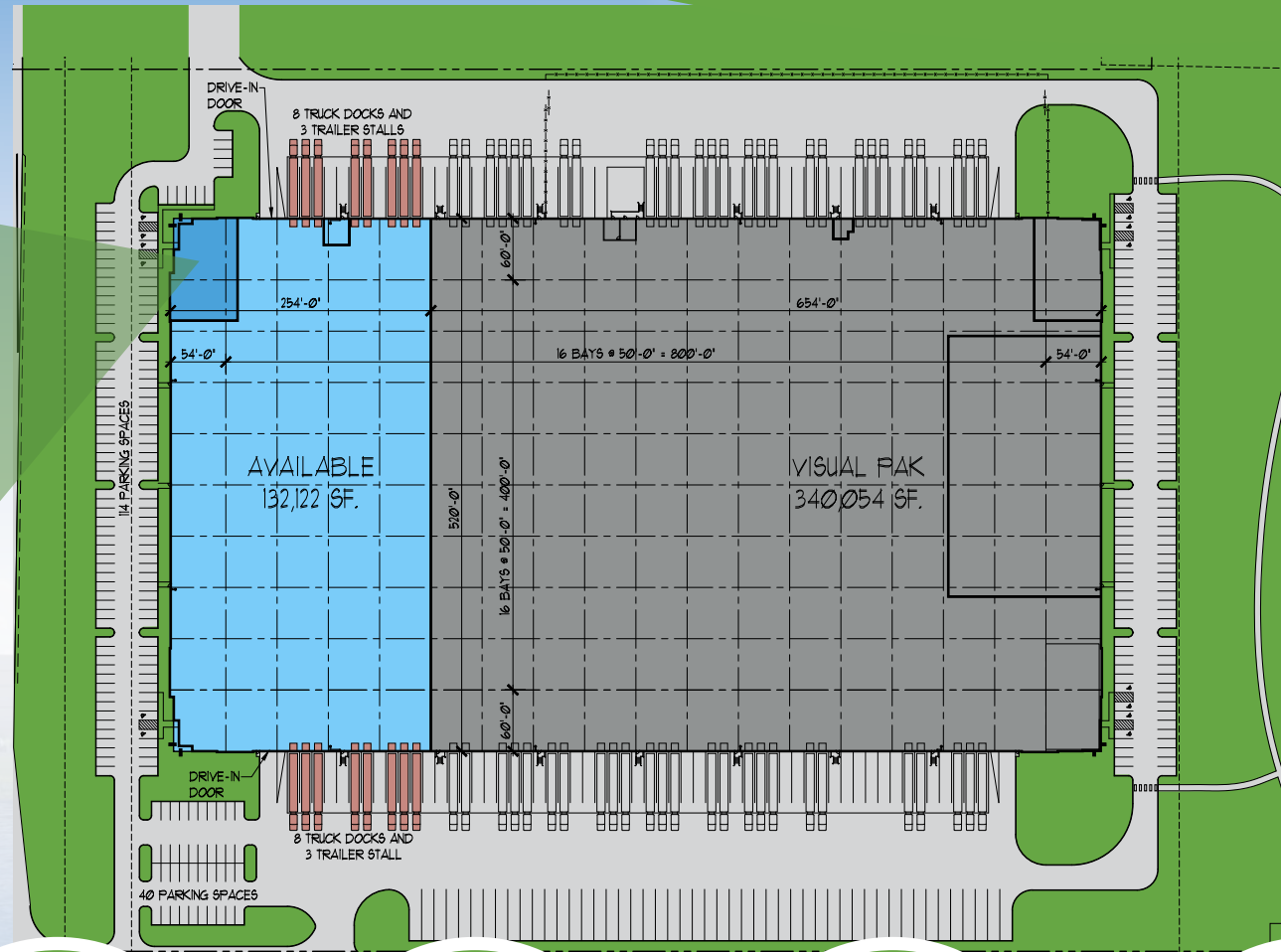
94

Remarkable Access from Local to Global

Situated between two four-way interchanges and two international airports, **Bristol Highlands Commerce Center** provides an unmistakable competitive advantage for distribution, eCommerce, and manufacturing users.

9605 136TH AVE

132,122 SF AVAILABLE



16 Ext
Docks



2 Drive-in
Doors



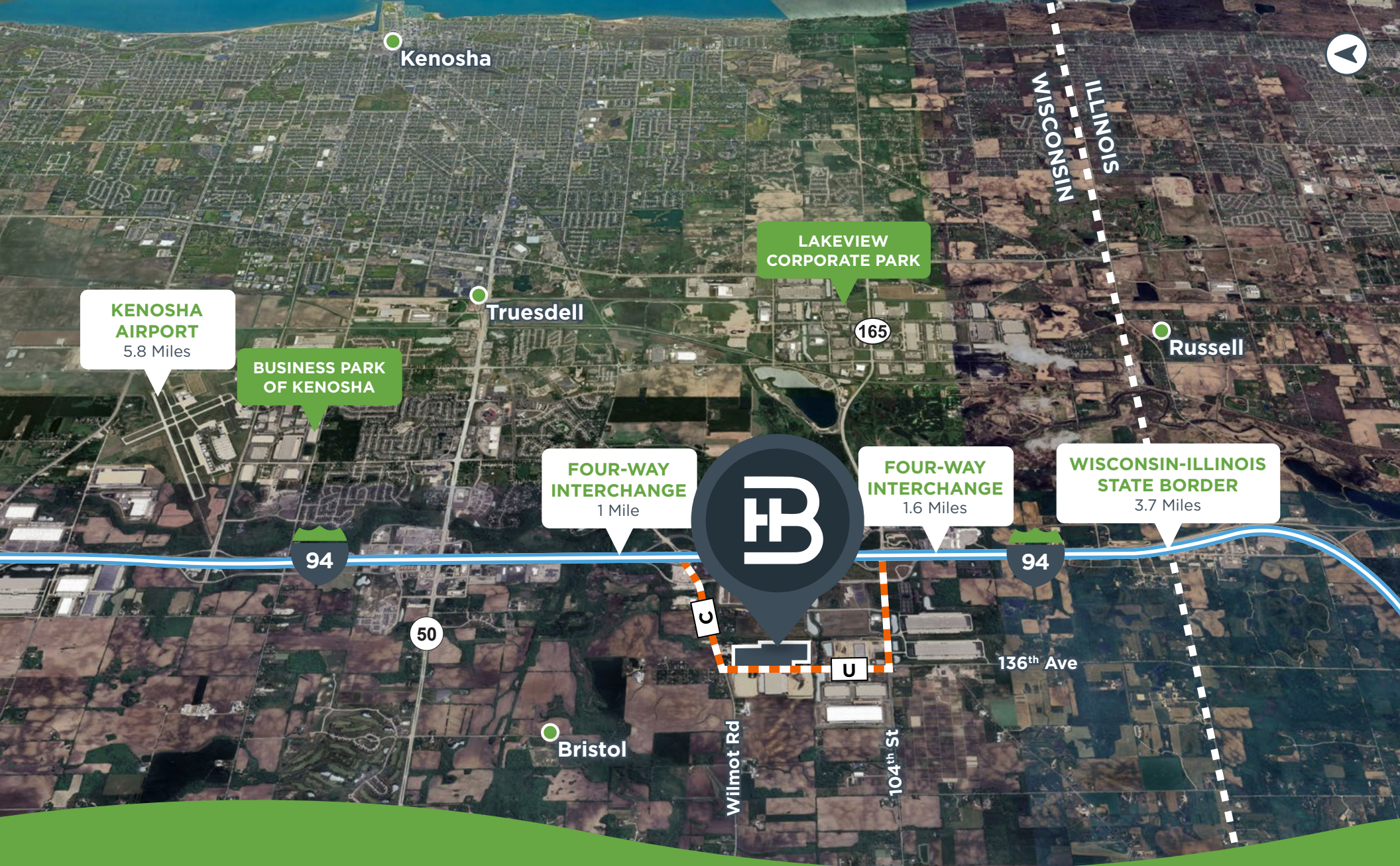
50' x 50' Col
Spacing



60' Speed
Bay



36' Clear
Height



Kenosha

Truesdell

Russell

FOUR-WAY INTERCHANGE
1 Mile

FOUR-WAY INTERCHANGE
1.6 Miles

WISCONSIN-ILLINOIS STATE BORDER
3.7 Miles

KENOSHA AIRPORT
5.8 Miles

BUSINESS PARK OF KENOSHA

LAKEVIEW CORPORATE PARK

50

94

165

94

Bristol

Wilmot Rd

104th St

136th Ave

On the Edge of Two Major Markets



DOWNTOWN MILWAUKEE
37 Miles



DOWNTOWN CHICAGO
57 Miles



GENERAL MITCHELL INT'L AIRPORT
30.5 Miles



O'HARE INT'L AIRPORT
42.5 Miles



LAKE/COOK CO. BORDER
29 Miles

Where Business Goes Further

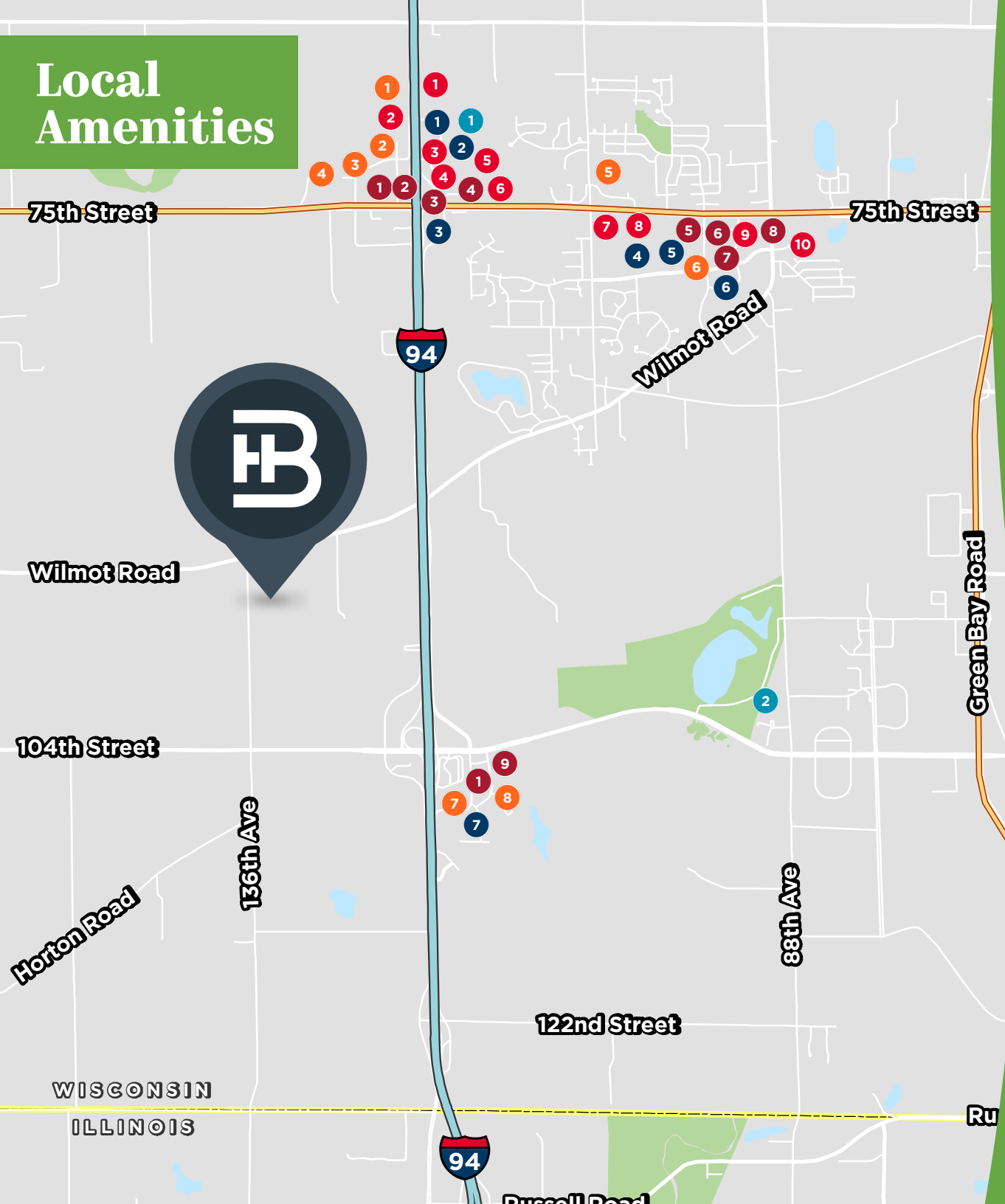
Users can reach over **50% of the U.S. population** within one day's truck delivery and 75% within two days.



CITY	MILES
Chicago	57
Cincinnati	356
Cleveland	401
Des Moines	363
Detroit	347
Indianapolis	244
Kansas City	551
Louisville	359
Memphis	391
Milwaukee	37
Minneapolis	358
Nashville	500
Omaha	503
Pittsburgh	517
St. Louis	338



Local Amenities



Restaurant

- 1 Uncle Mike's
- 2 Cracker Barrel
- 3 Texas Roadhouse
- 4 Noodles & Co
- 5 Buffalo Wild Wings
- 6 Perkins
- 7 Cheddar's
- 8 Olive Garden
- 9 Corner Bakery
- 10 Iguana Wana Mexican Grill

Fast Food

- 1 McDonald's
- 2 McDonald's
- 3 Wendy's
- 4 Starbucks Coffee
- 5 Dunkin
- 6 Chipotle
- 7 Potbelly
- 8 MOD Pizza
- 9 Chick-Fil-A
- 10 Culver's

Health & Fitness

- 1 Aurora Health Care
- 2 Pleasant Prairie RecPlex

Retail

- 1 Gander Outdoors
- 2 Woodman's Market
- 3 Walgreens
- 4 Dick's Sporting Goods
- 5 Target
- 6 Costco
- 7 Pleasant Prairie Premium Outlets

Hotels

- 1 Country Inn
- 2 Comfort Inn
- 3 Best Western
- 4 Hampton Inn
- 5 Candlewood Suites
- 6 Holiday Inn Express
- 7 DoubleTree by Hilton
- 8 Fairfield Inn

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION *(the following information my be disclosed by the Firm and its Agents):*

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.