

Bristol Highlands
Commerce Center
Bristol, Wisconsin

HSA
COMMERCIAL REAL ESTATE





Bristol
Business Park

COUNTY HIGHWAY U

GREENWAY

Bristol Highlands
Commerce Center

ULINE

C.T.H. "Q" / 104TH STREET



128TH AVENUE



Approx. 29 Ac



GOLDBEAR DRIVE



128TH A

GREENWAY

120TH AVE. / W. FRONTAGE RD.

INTERSTATE 94



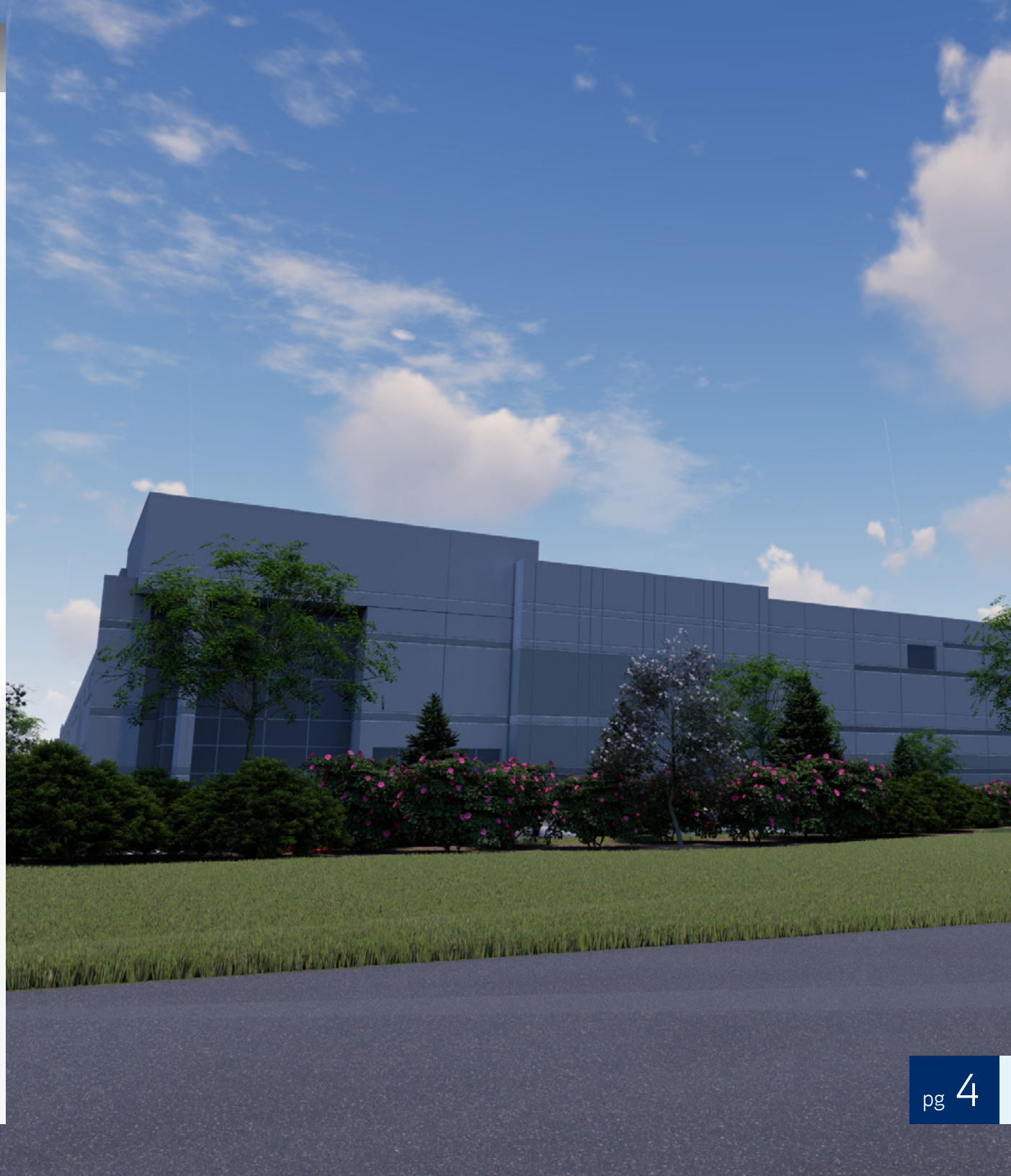
Site Planning

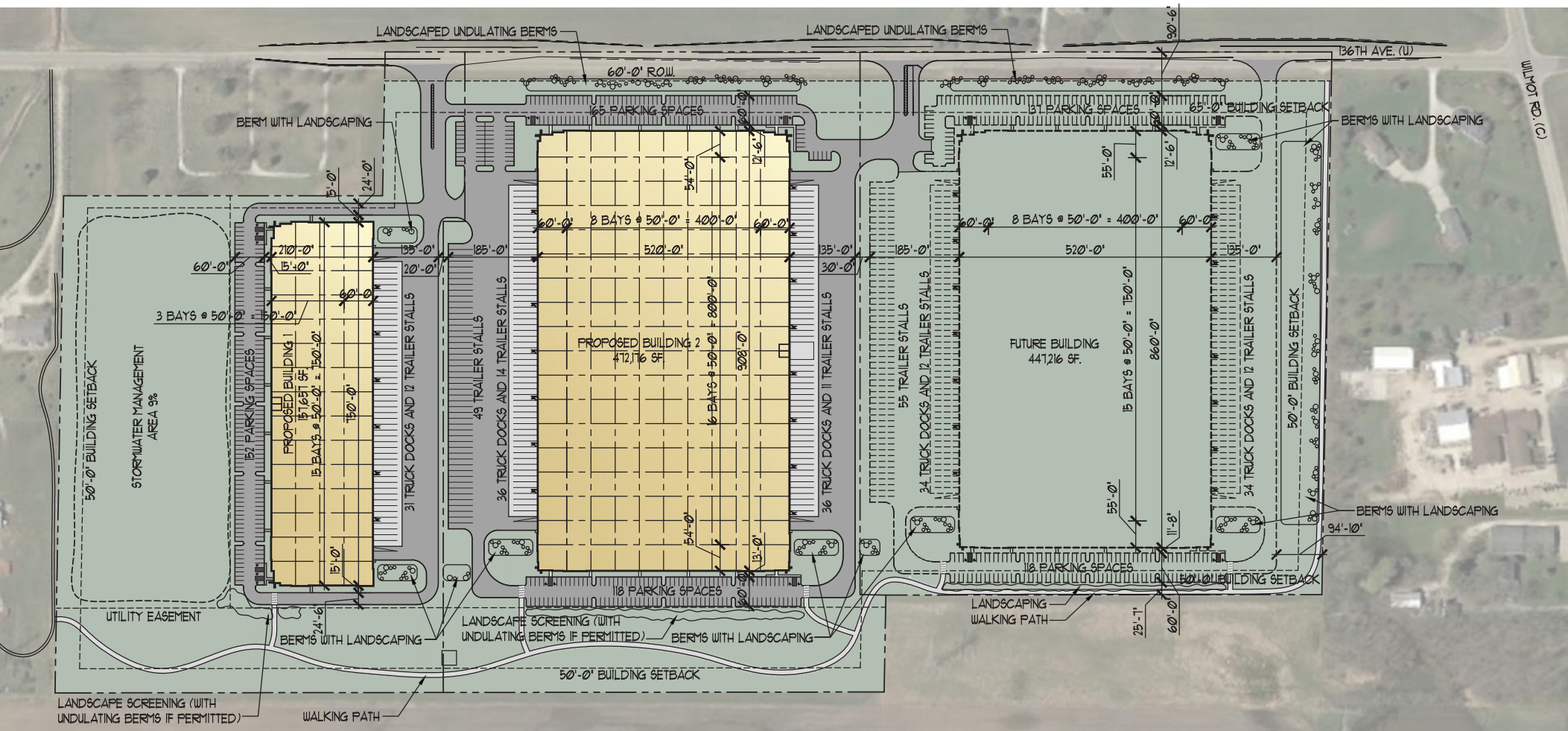
- 3 building campus like setting developed on a speculative basis
- Buildings designed to be divided with units ranging in size from 50,000 to 480,000 sf
- Service the needs of tenants looking for office/distribution, assembly and light manufacturing
- Constructed in 2 phases starting with southern 2 buildings
- Open space 35%, includes walking trail and setbacks that exceed village standards.



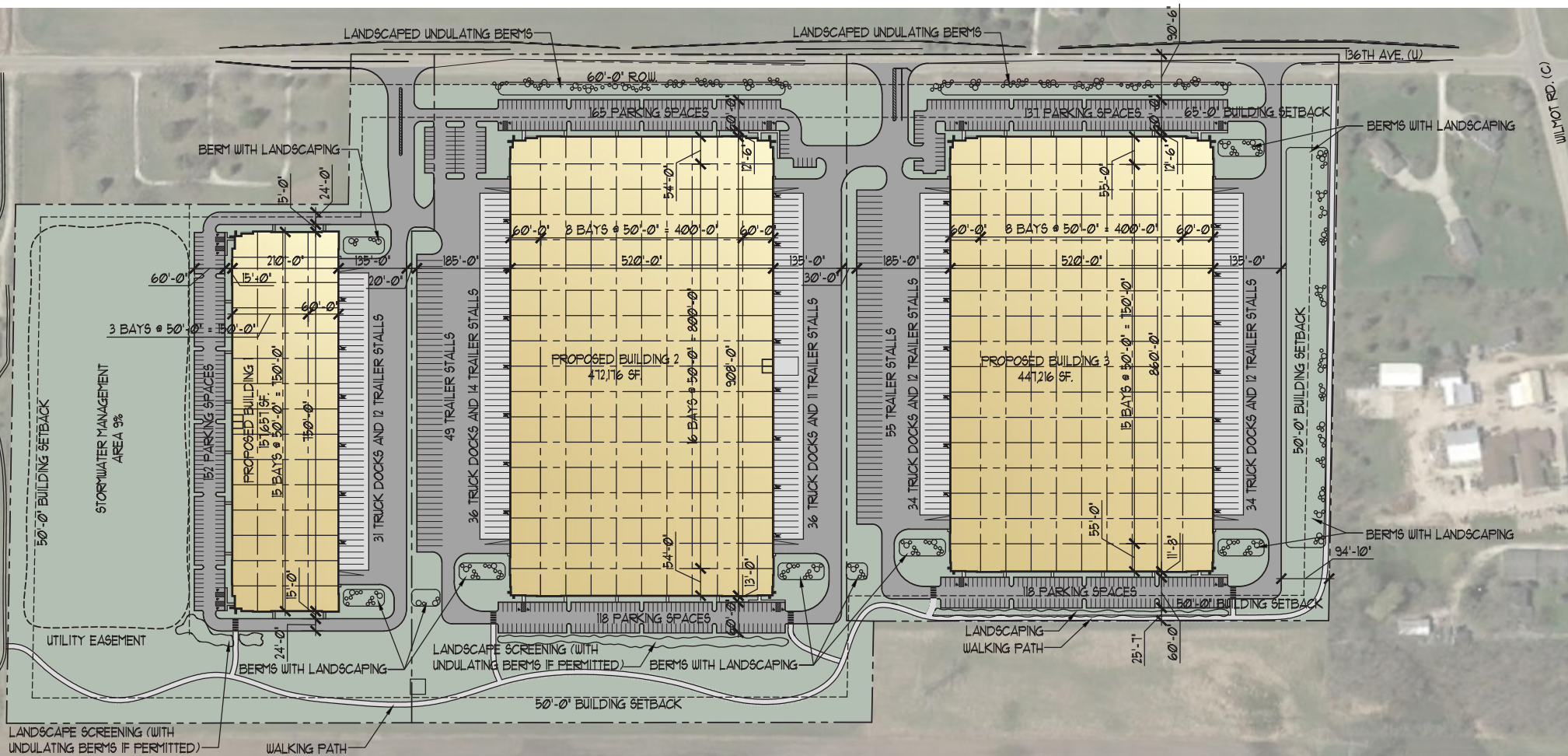
Building Specifications

- "Class A" Investment Grade Development
- Precast Construction with architectural details
- Generous window line
- Enhanced landscaping
- 36' clear, project 3-5% office buildout
- Truck docks screened by berms and landscaping
- 10' landscaped berm on the north property line
- Undulating landscaped berms along HWY U
- Three entrances with monument signage
- Projected 750-1000 employees when fully-developed



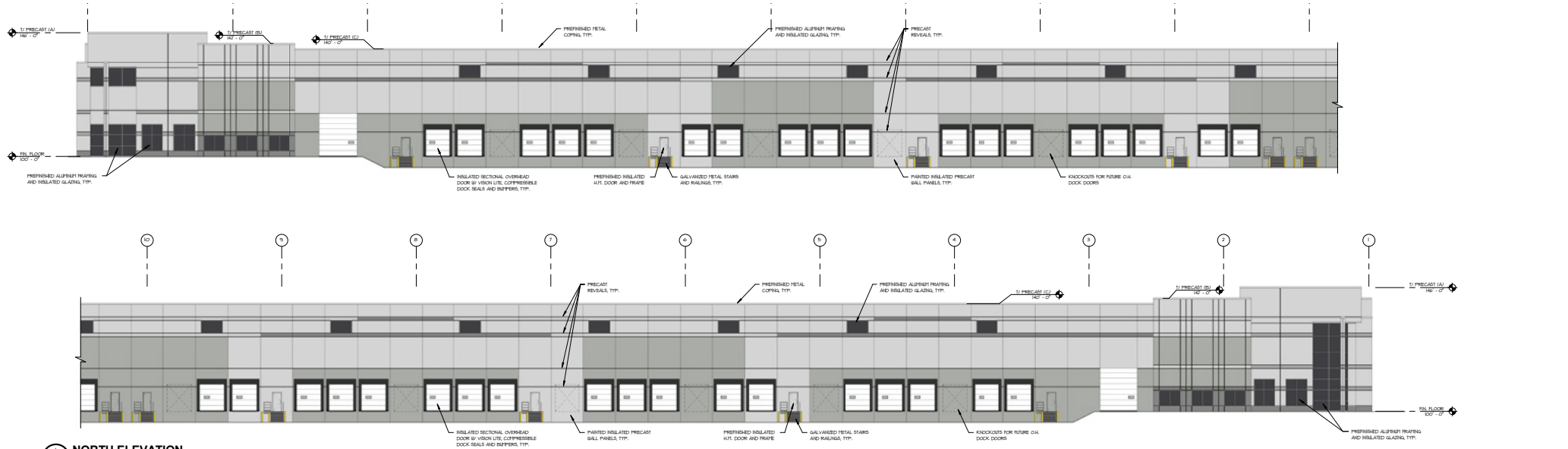


SITE AREA	67.95 Acres
BUILDING AREA	623,833 SF
TRUCK DOCKS	103
DRIVE-IN DOORS	6
TRAILER STALLS	37
CAR PARKING	435

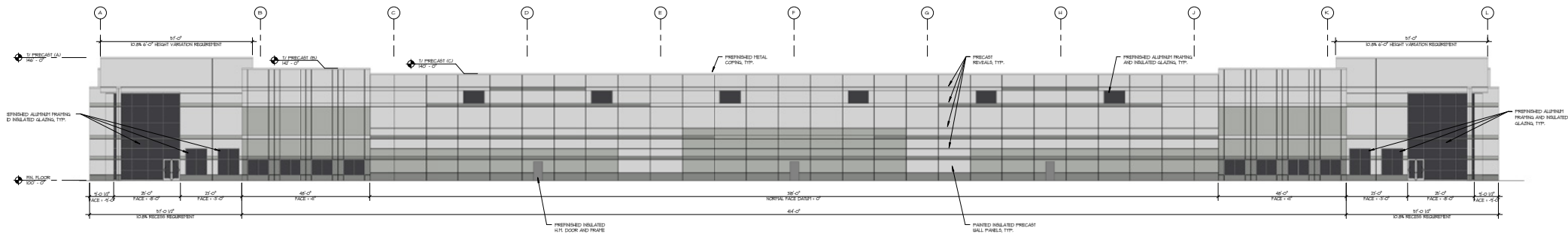


SITE AREA	67.95 Acres
BUILDING AREA	1,077,049 SF
TRUCK DOCKS	171
DRIVE-IN DOORS	10
TRAILER STALLS	165
CAR PARKING	688

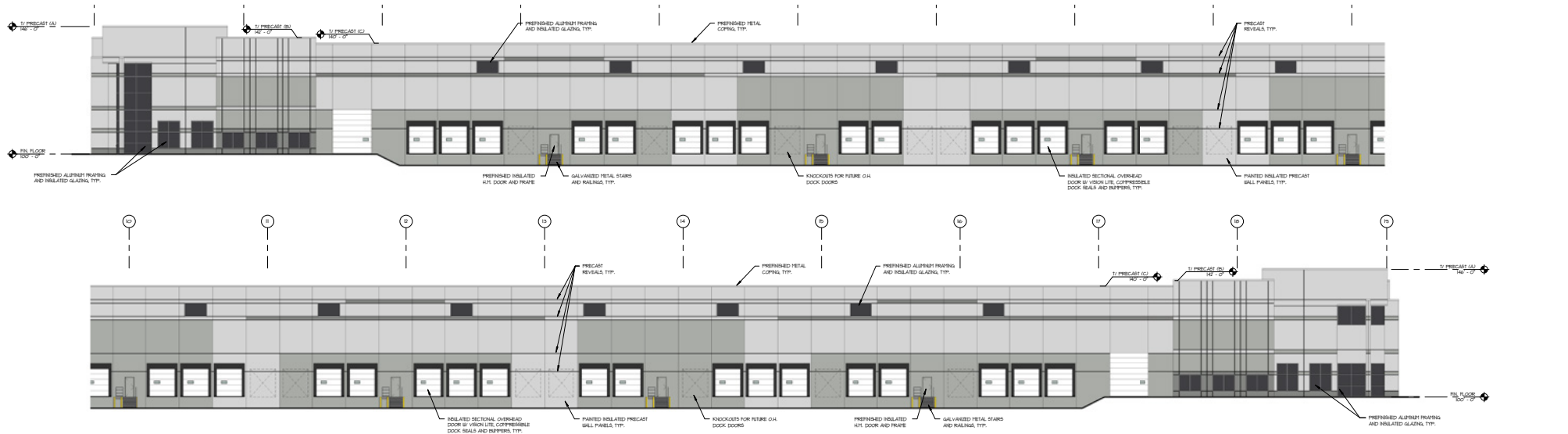




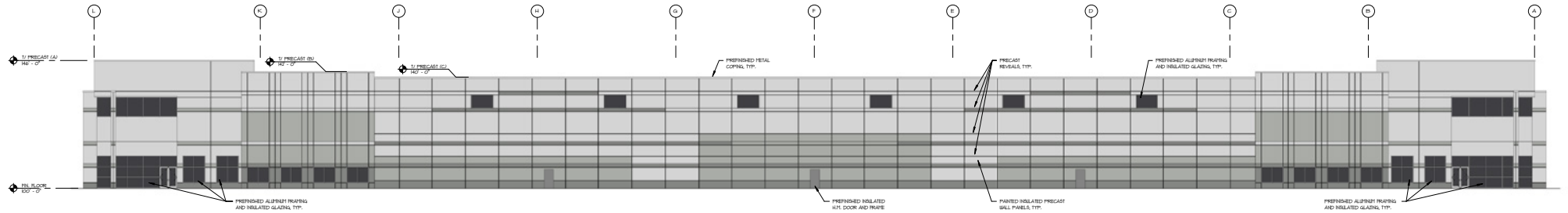
1 NORTH ELEVATION
1/16" = 1'-0"



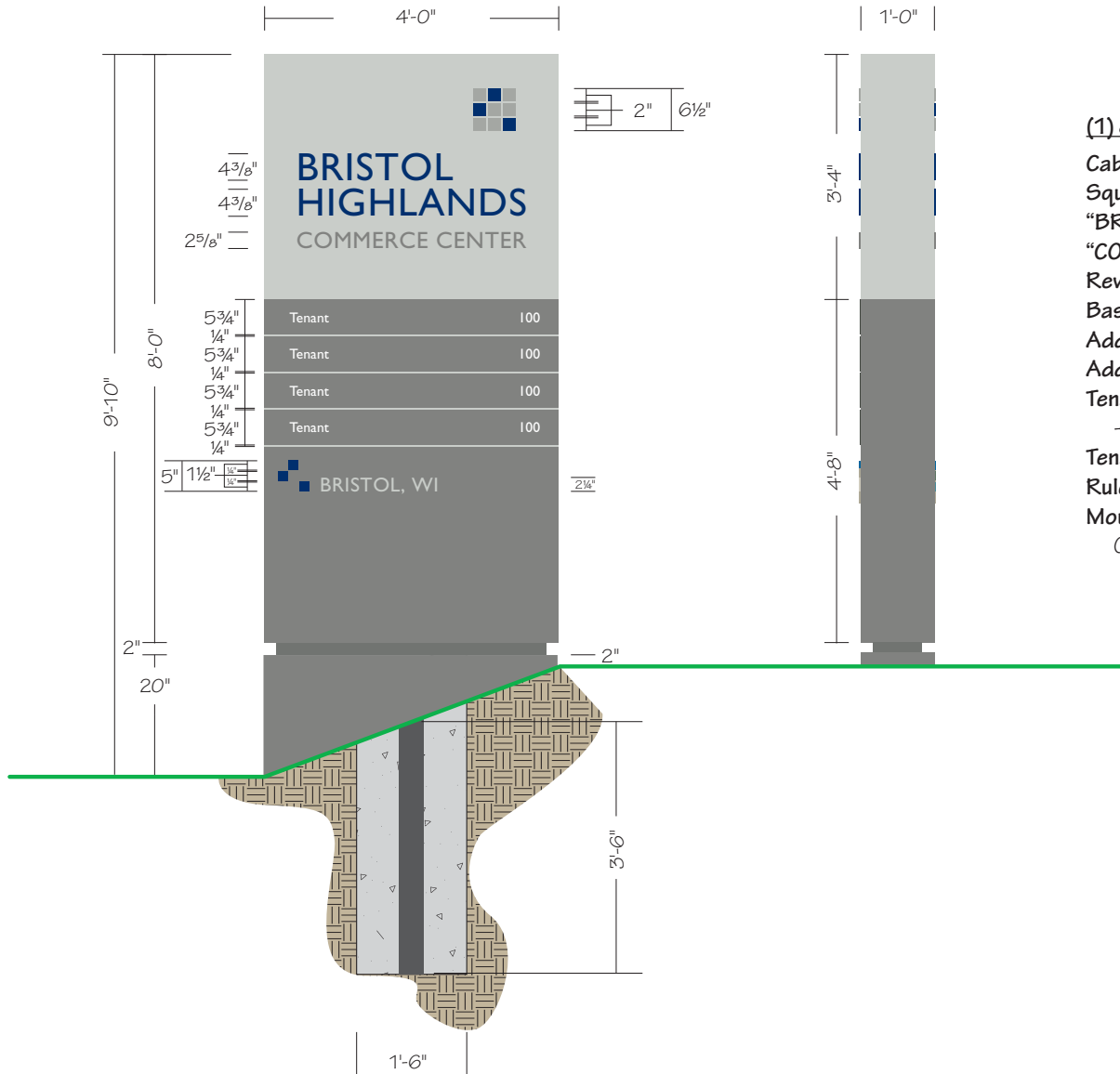
2 WEST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



(1) 8'-0" x 4'-0" x 12" Double Face Non-Illuminated Monument Sign

Cabinet: Fabricated Aluminum Painted SW7064 Passive & SW7067 Cityscape

Square Logo: 1/4" FCO Alum. Painted SW7066 Gray Matters & PMS 294 Blue

"BRISTOL HIGHLANDS": 1/4" FCO Alum. Painted PMS 294 Blue

"COMMERCE CENTER": 1/4" FCO Alum. Painted SW7067 Cityscape

Reveal: 2" Alum. Painted SW7067 Cityscape

Base: Fabricated Alum. Painted SW7067 Cityscape

Address Copy: Gill Sans Font - 1/4" FCO Alum. Painted SW7064 Passive

Address Squares: 1/4" FCO Alum. Painted PMS 294 Blue

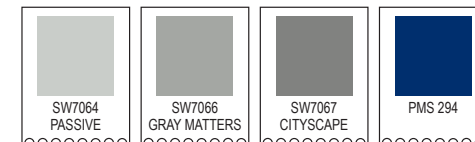
Tenant Panels: .125" Alum. Painted SW7067 Cityscape

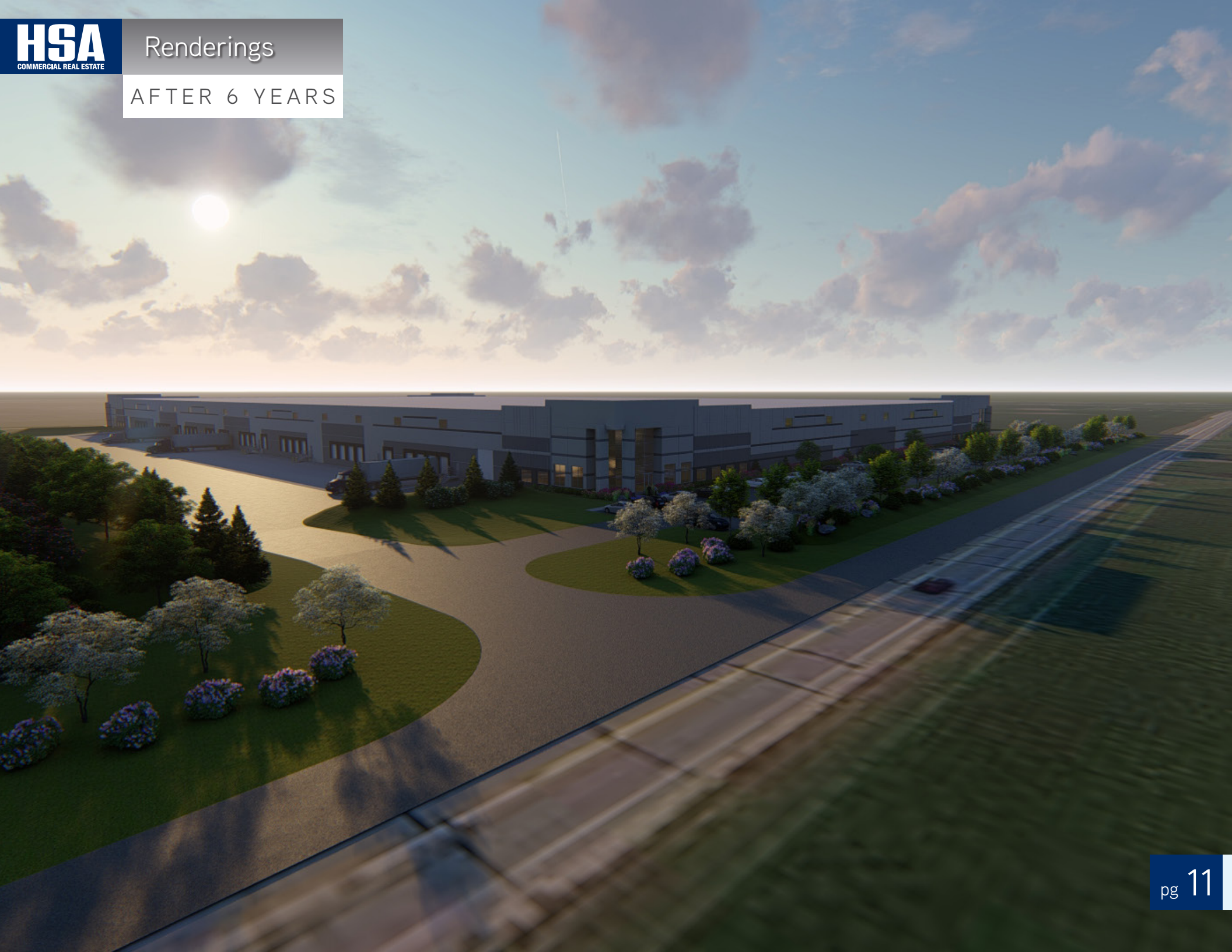
- Attach with Counter Sunk Screws

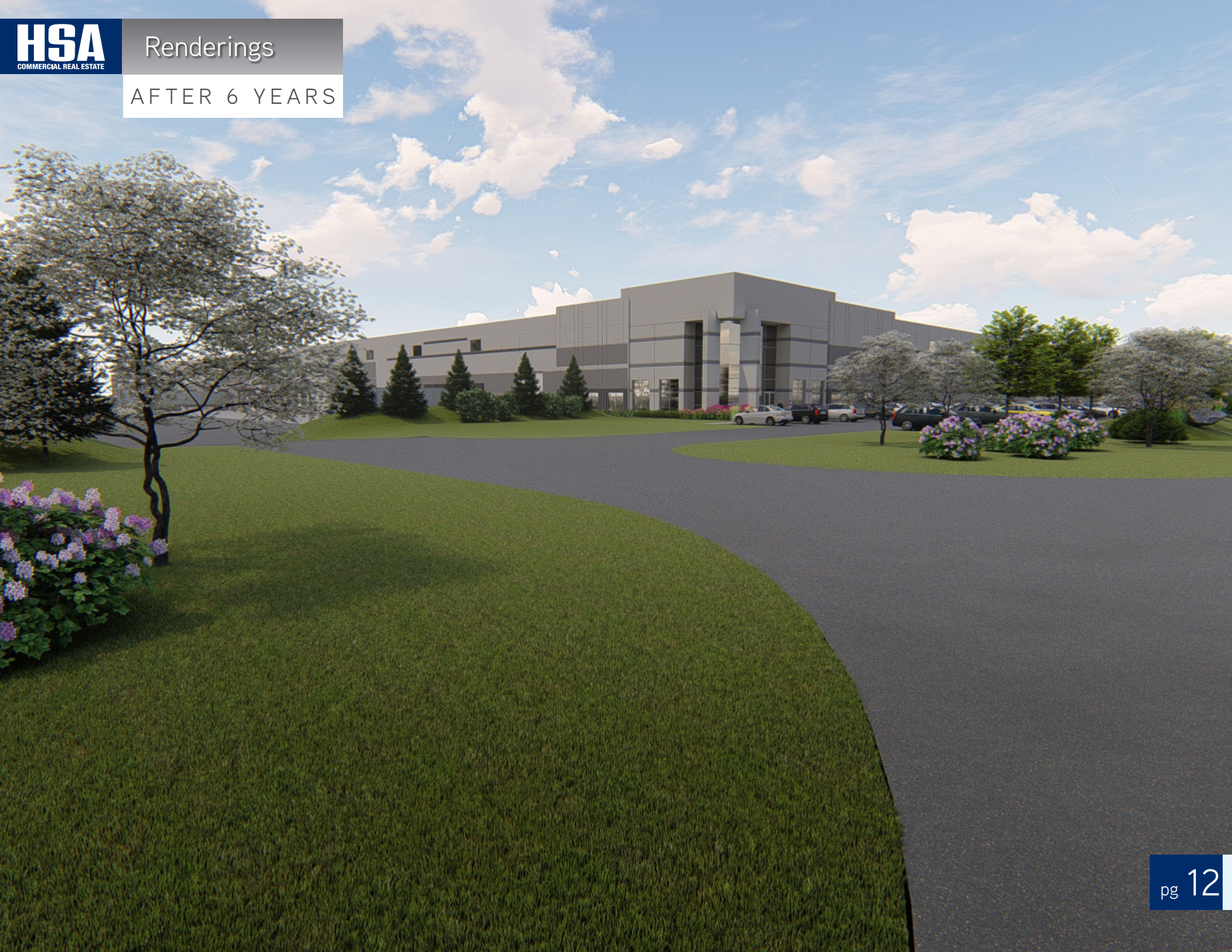
Tenant Copy: Gill Sans Font - 3M 7725-10 White Vinyl

Rules Between Tenant Panels: Painted SW7064 Passive

Mounting: 4" Sch. 40 Steel Column set into 1'-6" Diameter x 3'-6" Deep Concrete Pier Foundation









Bristol Highlands Commerce Center

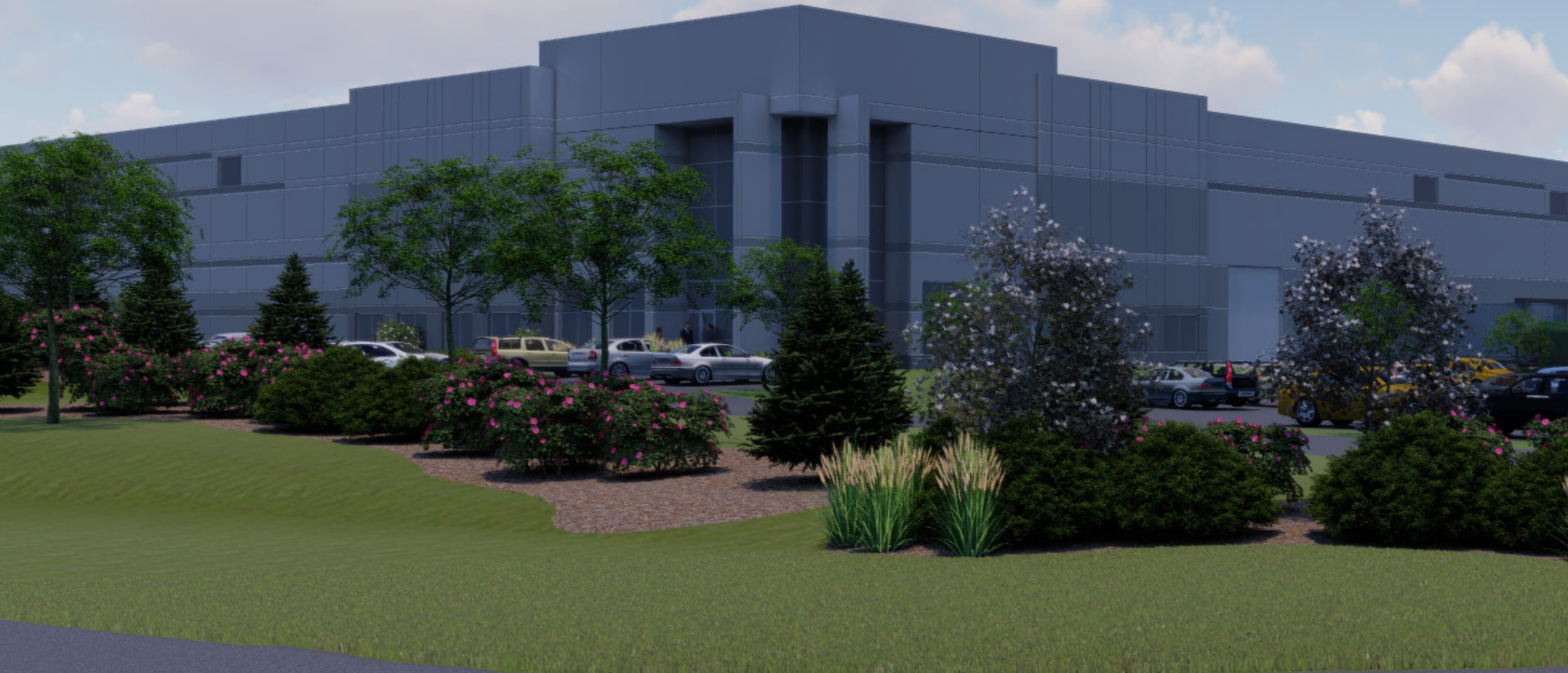
3 buildings | 1 million square feet | Bristol, Wisconsin



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