Bristol Highlands Commerce Center West

Bristol, Wisconsin

HSA
COMMERCIAL REAL ESTATE

Bristol
Business Park
Bristol Highlands
Commerce Center West
COUNTY HIGHWAY U
GREENWAY
Bristol Highlands
Commerce Center
PRAIRIE HIGHLANDS CORPORATE PARK
CONSERVANCY
PRAIRIE HIGHLANDS CORPORATE PARK
128TH AVENUE
128TH A
ULINE
C.T.H. "Q" / 104TH STREET
Aurora Health Care
GOLDBEAR DRIVE
HARIBO
PRAIRIE HIGHLANDS CORPORATE PARK
Approx. 29 Ac
CONSERVANCY
GREENWAY
120TH AVE. / W. FRONTAGE RD.
INTERSTATE 94
I-94
I-94

Project Design

Site Planning

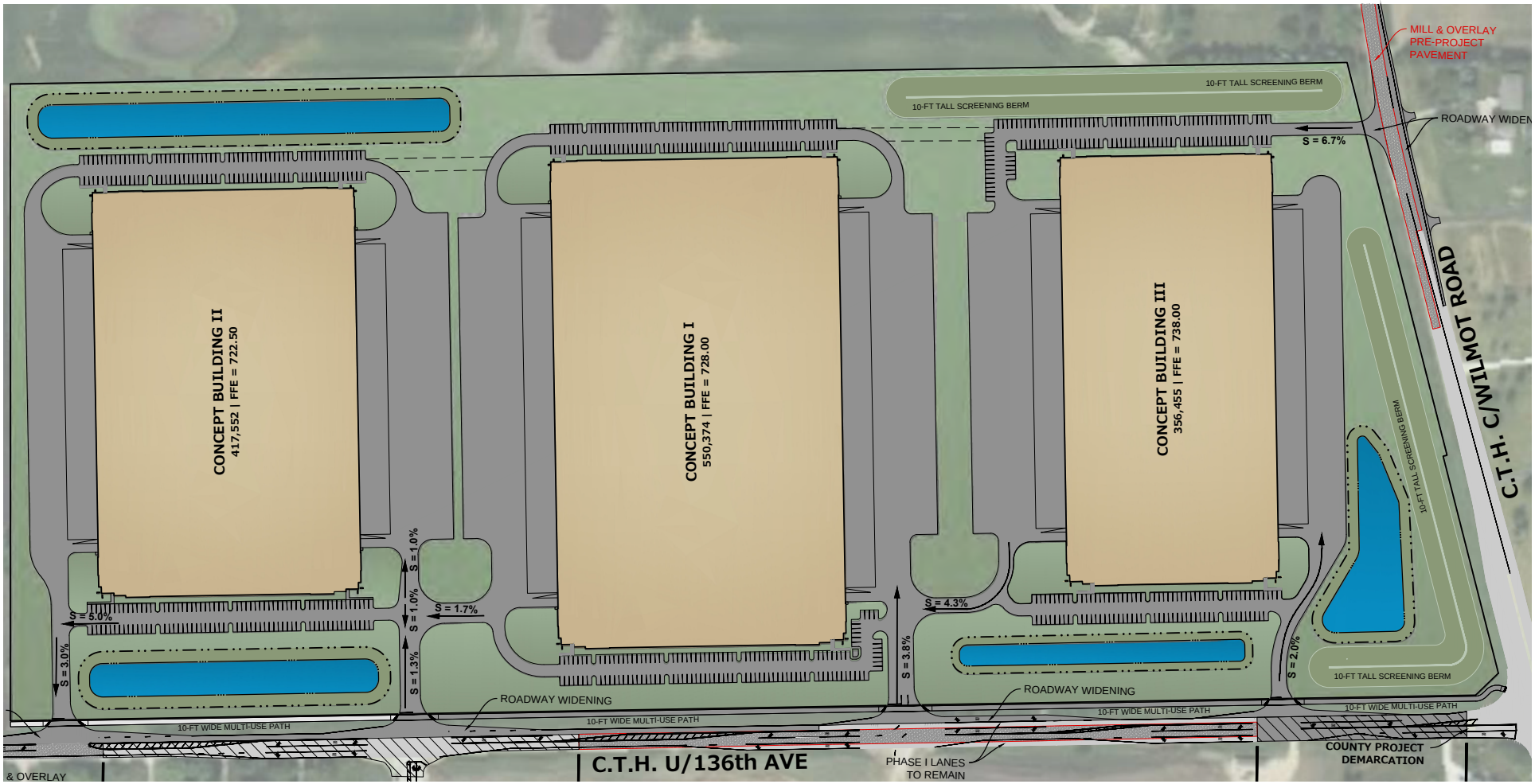
- 3 building campus like setting developed on a speculative basis
- Buildings designed to be divided with units ranging in size from 178,236 to 550,377 sf
- Service the needs of tenants looking for office/distribution, assembly and light manufacturing
- Constructed in 3 phases
- Open space 35%

Project Design

Building Specifications

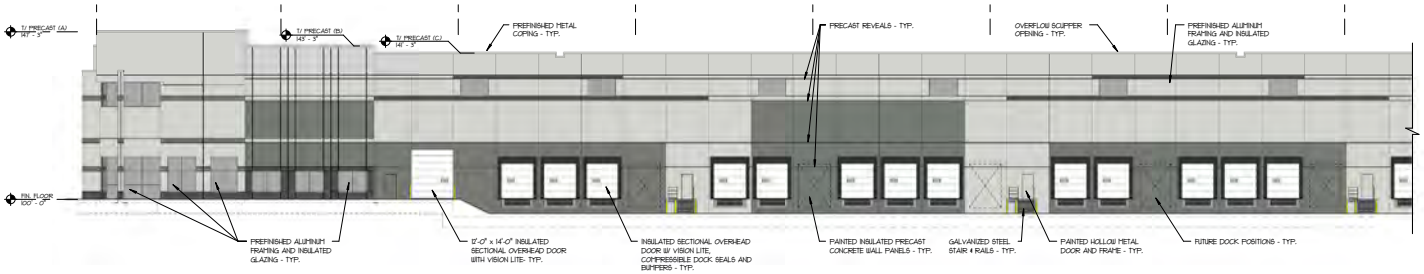
- "Class A" Investment Grade Development
- Precast Construction with architectural details
- Generous window line
- Enhanced landscaping
- 36'-40' clear, project 3-5% office buildout
- Truck docks screened by berms and landscaping
- 10' landscaped berm on the north property line
- Undulating landscaped berms along HWY U
- Four entrances with monument signage
- Projected 750-1000 employees when fully-developed

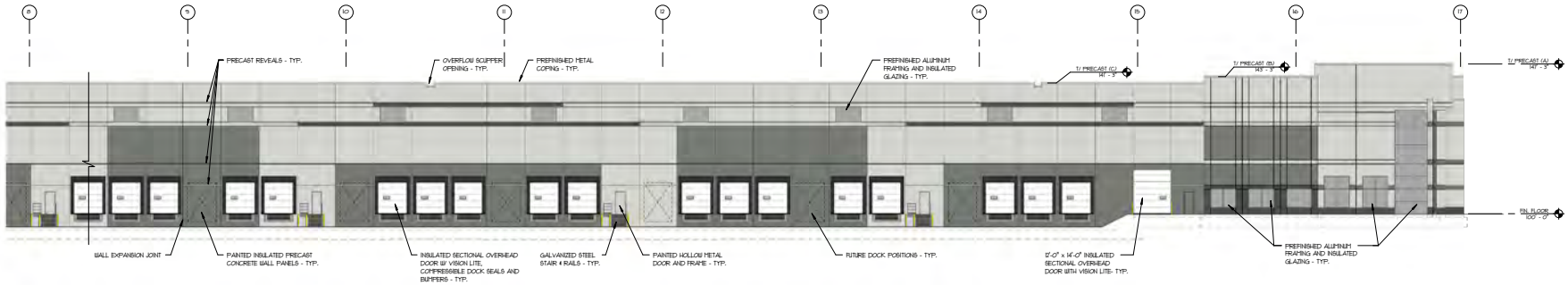
Site Plan



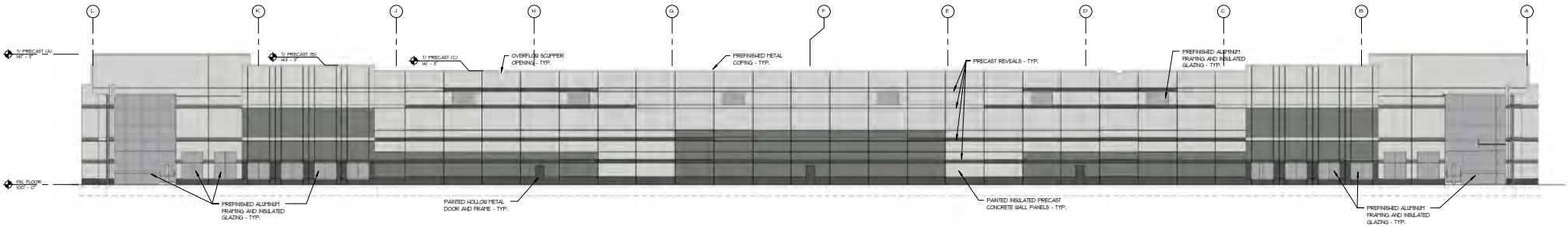
SITE AREA	81.84 Acres
BUILDING AREA	1,324,399 SF
TRUCK DOCKS	208
DRIVE-IN DOORS	12
TRAILER STALLS	286
CAR PARKING	708 spaces (approx.)

Elevations

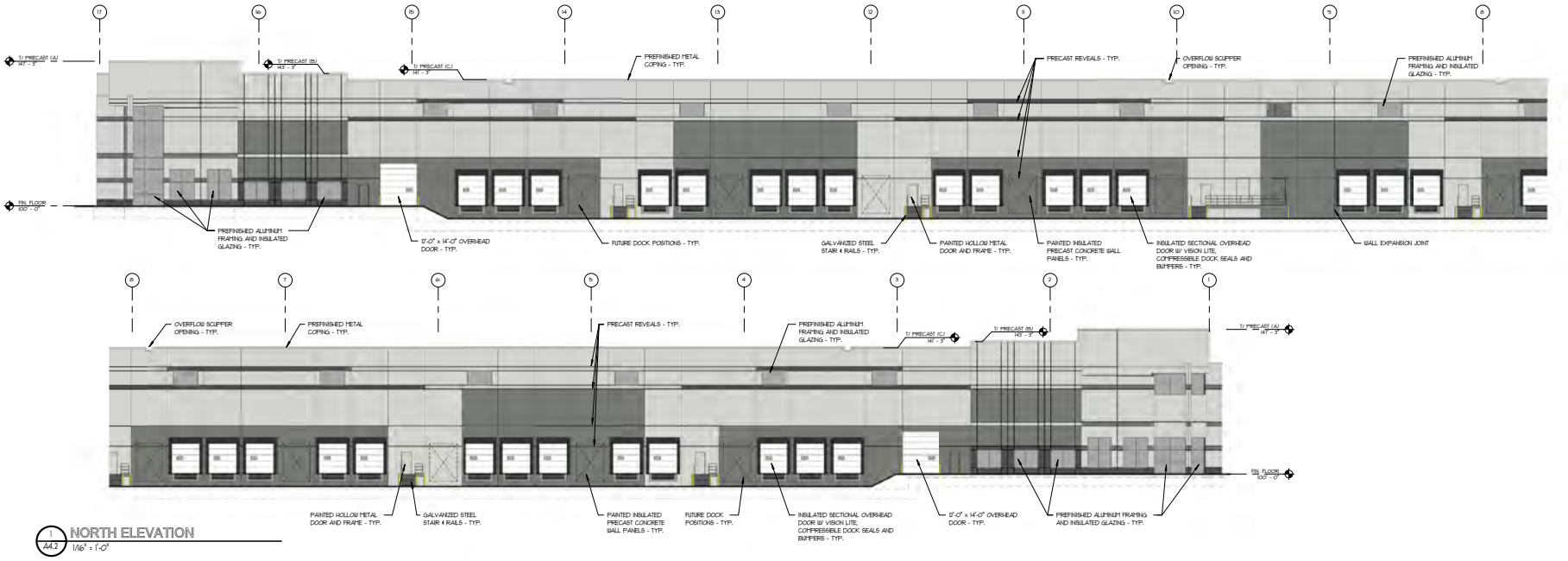




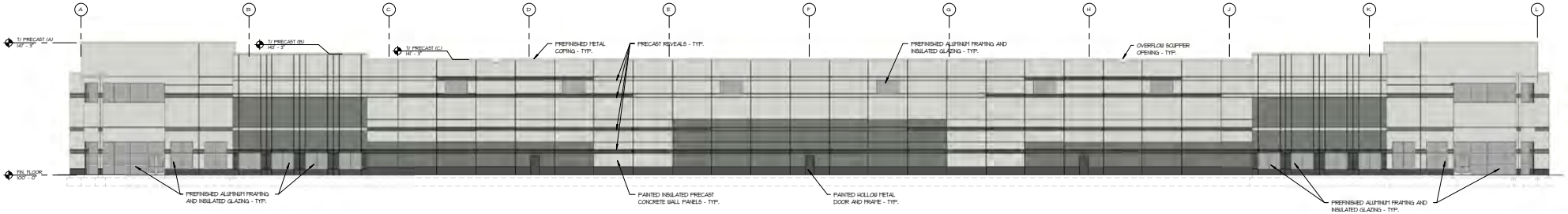
1 / A4.1 SOUTH ELEVATION
1/16" = 1'-0"



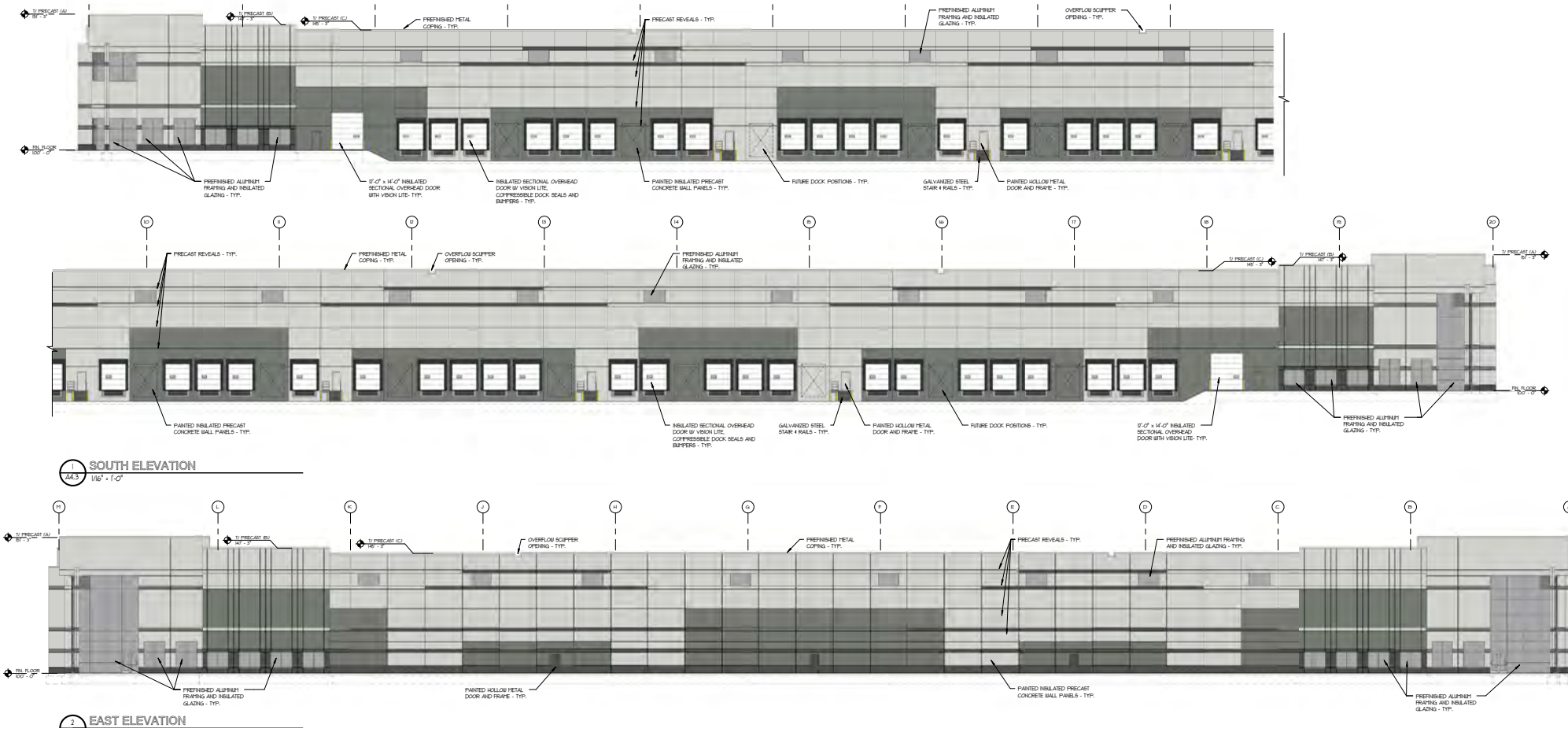
Elevations



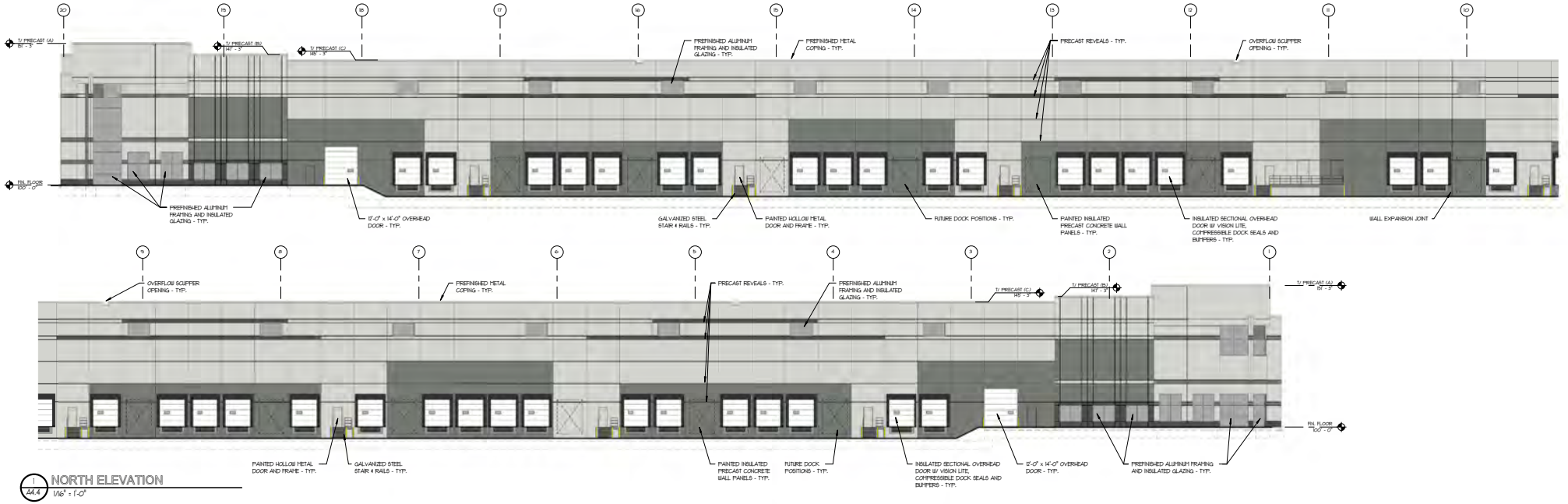
1 / A4.2 NORTH ELEVATION
1/16" = 1'-0"



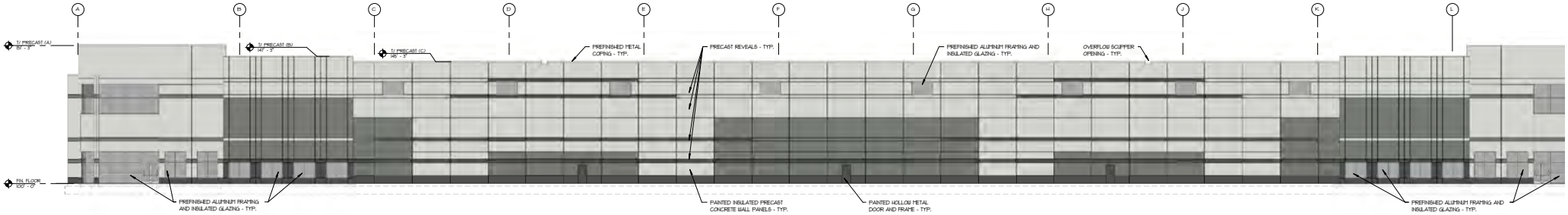
Elevations


T/ PRECAST (A) 151' - 3"
T/ PRECAST (B) 147' - 3"
T/ PRECAST (C) 145' - 3"
PREFINISHED METAL COPING - TYP.
PRECAST REVEALS - TYP.
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
OVERFLOW SCUPPER OPENING - TYP.
FIN. FLOOR 100' - 0"
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
12'-0" x 14'-0" INSULATED SECTIONAL OVERHEAD DOOR WITH VISION LITE- TYP.
INSULATED SECTIONAL OVERHEAD DOOR W/ VISION LITE, COMPRESSIBLE DOCK SEALS AND BUMPERS - TYP.
PAINTED INSULATED PRECAST CONCRETE WALL PANELS - TYP.
FUTURE DOCK POSITIONS - TYP.
GALVANIZED STEEL STAIR 4 RAILS - TYP.
PAINTED HOLLOW METAL DOOR AND FRAME - TYP.
PRECAST REVEALS - TYP.
PREFINISHED METAL COPING - TYP.
OVERFLOW SCUPPER OPENING - TYP.
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
T/ PRECAST (C) 145' - 3"
T/ PRECAST (B) 147' - 3"
T/ PRECAST (A) 151' - 3"
FIN. FLOOR 100' - 0"
PAINTED INSULATED PRECAST CONCRETE WALL PANELS - TYP.
INSULATED SECTIONAL OVERHEAD DOOR W/ VISION LITE, COMPRESSIBLE DOCK SEALS AND BUMPERS - TYP.
GALVANIZED STEEL STAIR 4 RAILS - TYP.
PAINTED HOLLOW METAL DOOR AND FRAME - TYP.
FUTURE DOCK POSITIONS - TYP.
12'-0" x 14'-0" INSULATED SECTIONAL OVERHEAD DOOR WITH VISION LITE- TYP.
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
1 A4.3 SOUTH ELEVATION
1/16" = 1'-0"
T/ PRECAST (A) 151' - 3"
T/ PRECAST (B) 147' - 3"
T/ PRECAST (C) 145' - 3"
OVERFLOW SCUPPER OPENING - TYP.
PREFINISHED METAL COPING - TYP.
PRECAST REVEALS - TYP.
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
FIN. FLOOR 100' - 0"
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
PAINTED HOLLOW METAL DOOR AND FRAME - TYP.
PAINTED INSULATED PRECAST CONCRETE WALL PANELS - TYP.
PREFINISHED ALUMINUM FRAMING AND INSULATED GLAZING - TYP.
2 EAST ELEVATION

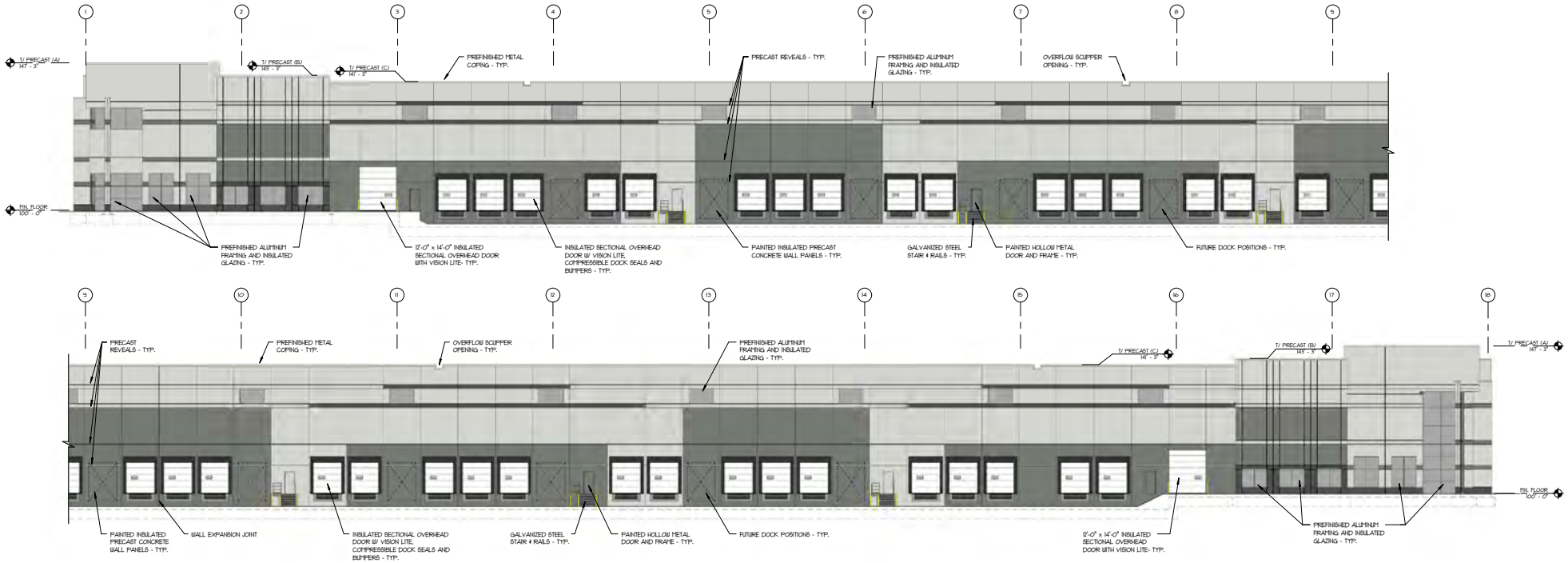
Elevations



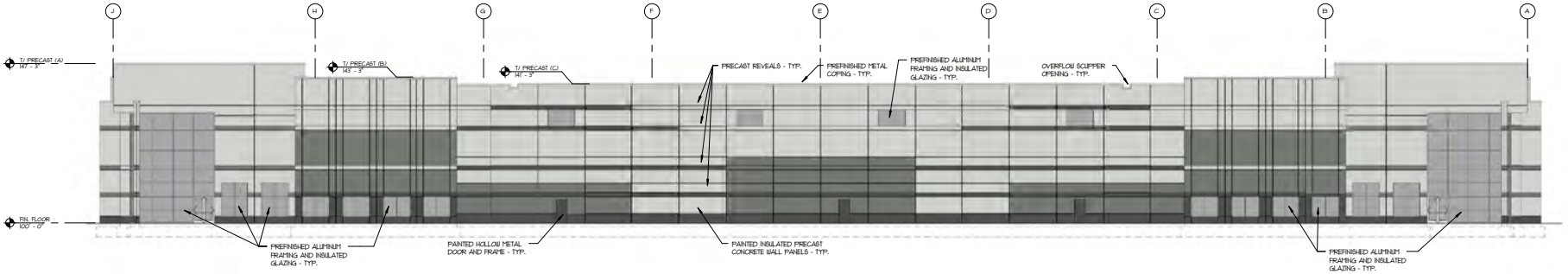
1 / A4.4 NORTH ELEVATION
1/16" = 1'-0"



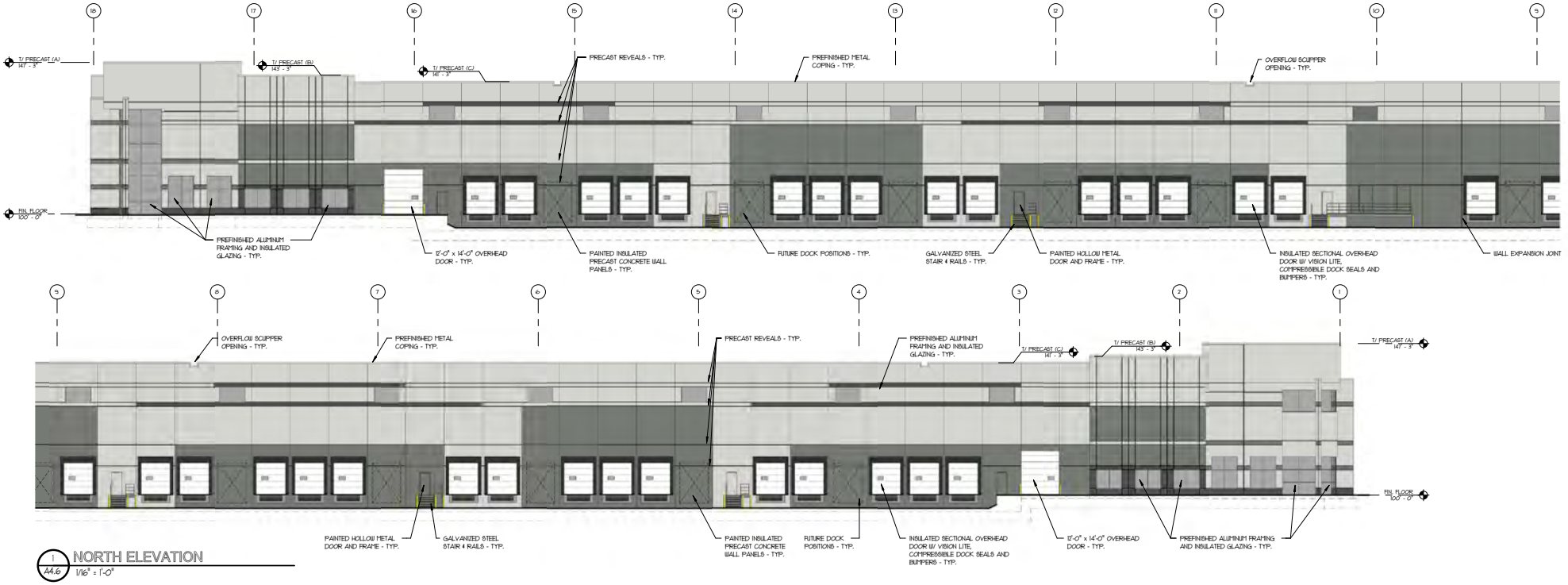
Elevations



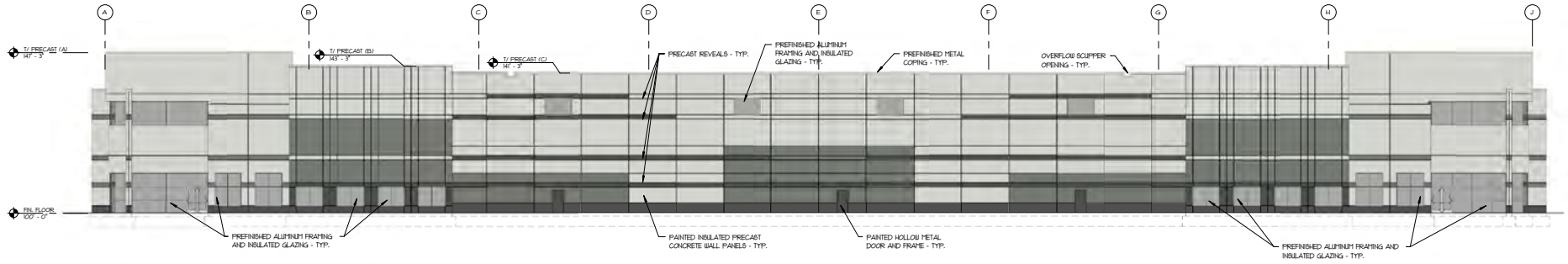
1 A4.5 SOUTH ELEVATION
1/16" = 1'-0"



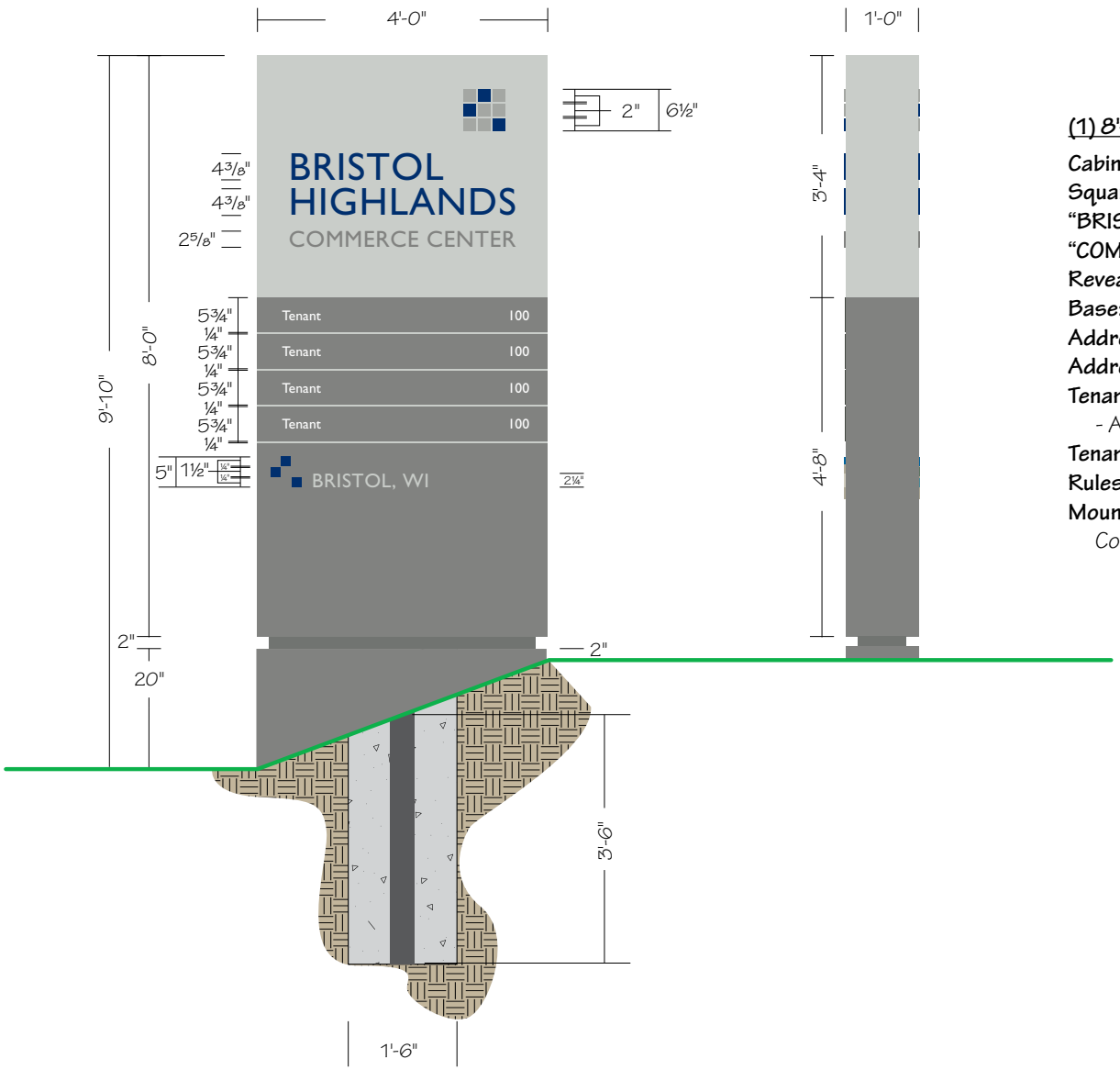
Elevations



1 / A4.6 NORTH ELEVATION
1/16" = 1'-0"

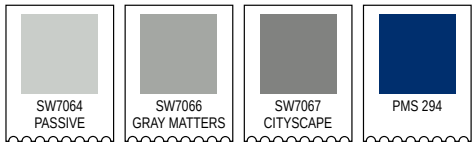


Project Identification



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

Cabinet: Fabricated Aluminum Painted SW7064 Passive & SW7067 Cityscape
Square Logo: ¼" FCO Alum. Painted SW7066 Gray Matters & PMS 294 Blue
"BRISTOL HIGHLANDS": ¼" FCO Alum. Painted PMS 294 Blue
"COMMERCE CENTER": ¼" FCO Alum. Painted SW7067 Cityscape
Reveal: 2" Alum. Painted SW7067 Cityscape
Base: Fabricated Alum. Painted SW7067 Cityscape
Address Copy: Gill Sans Font - ¼" FCO Alum. Painted SW7064 Passive
Address Squares: ¼" 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



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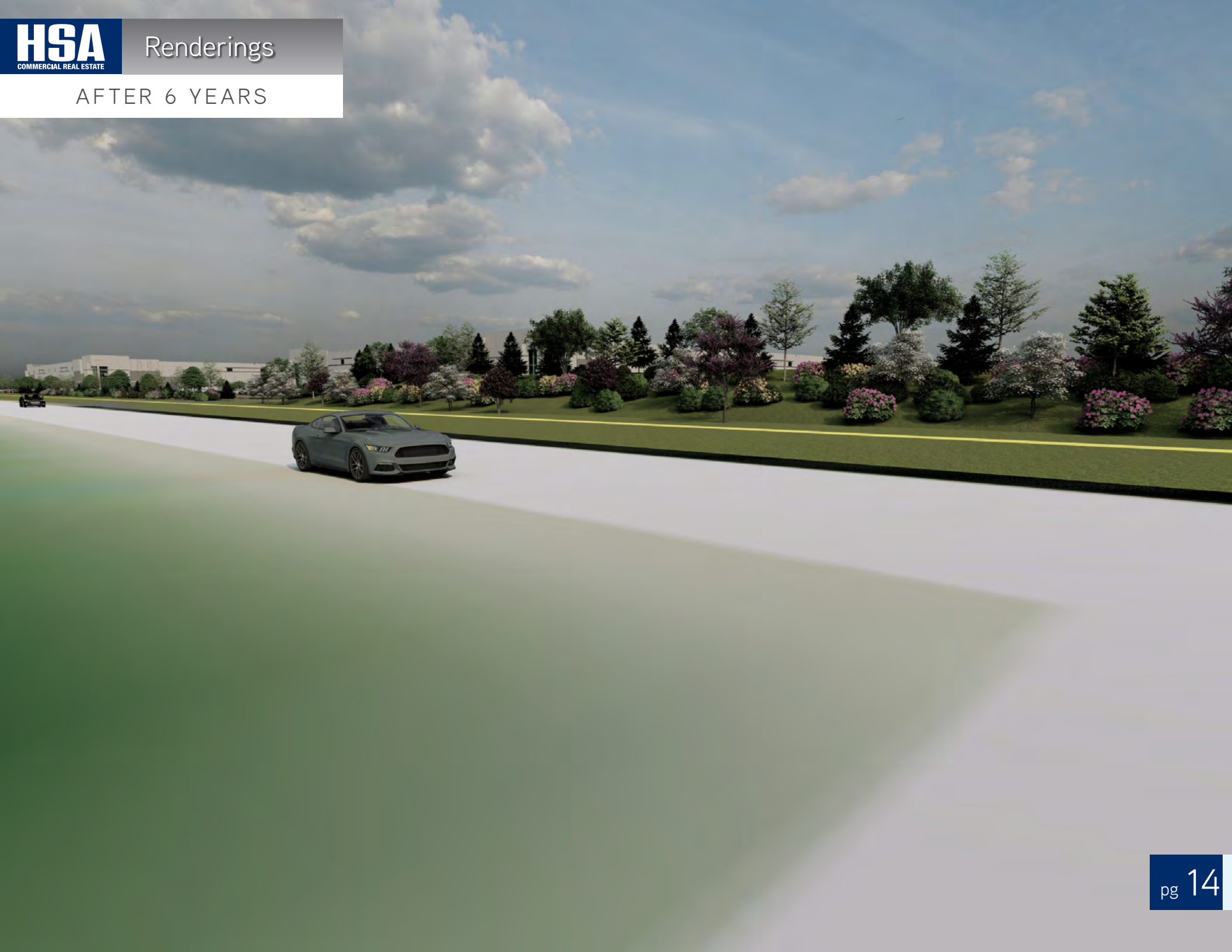
Renderings

AT INSTALL

HSA COMMERCIAL REAL ESTATE

Renderings

AFTER 6 YEARS



HSA COMMERCIAL REAL ESTATE

Renderings

AFTER 6 YEARS

Bristol Highlands Commerce Center West

3 buildings | 1.3 million square feet | Bristol, Wisconsin

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