

11110 BURLINGTON ROAD, KENOSHA, WI 53144

HIGHLAND COMMERCE CENTER • OF SOMERS •

DELIVERING
3RD QUARTER
2023

Highland Commerce Center

Kwik Trip Truck Stop

Four-Way Interchange at 94

PRE-CAST
ARRIVING
SPRING 2023

918,624 SF

SUPERIOR ACCESS.
UNDENIABLE EFFICIENCY.

HSA
COMMERCIAL REAL ESTATE



CUSHMAN &
WAKEFIELD

BOERKE

THE CROSSROADS OF COMMERCE

Situated with the best access to the freeway and adjacent to the Kwik Trip Travel Center, Highland Commerce Center provides an unmistakable competitive advantage for distribution, eCommerce, and manufacturing users.



MILWAUKEE

General Mitchell
International Airport

Racine

Kenosha

HIGHLAND
COMMERCE CENTER
• OF SOMERS •Pleasant
Prairie

Zion

Waukegan

Lake Forest

LAKE COUNTY
COOK COUNTYHighland
Park

Winnetka

Evanston

CHICAGO

Oak Park

Cicero

South Side

INTERSTATE
94

NW

Four-Way Interchange at 94

HIGHLAND
COMMERCE CENTER
• OF SOMERS •

KWIK TRIP

W Frontage Rd

120th Ave

Burlington Road

142

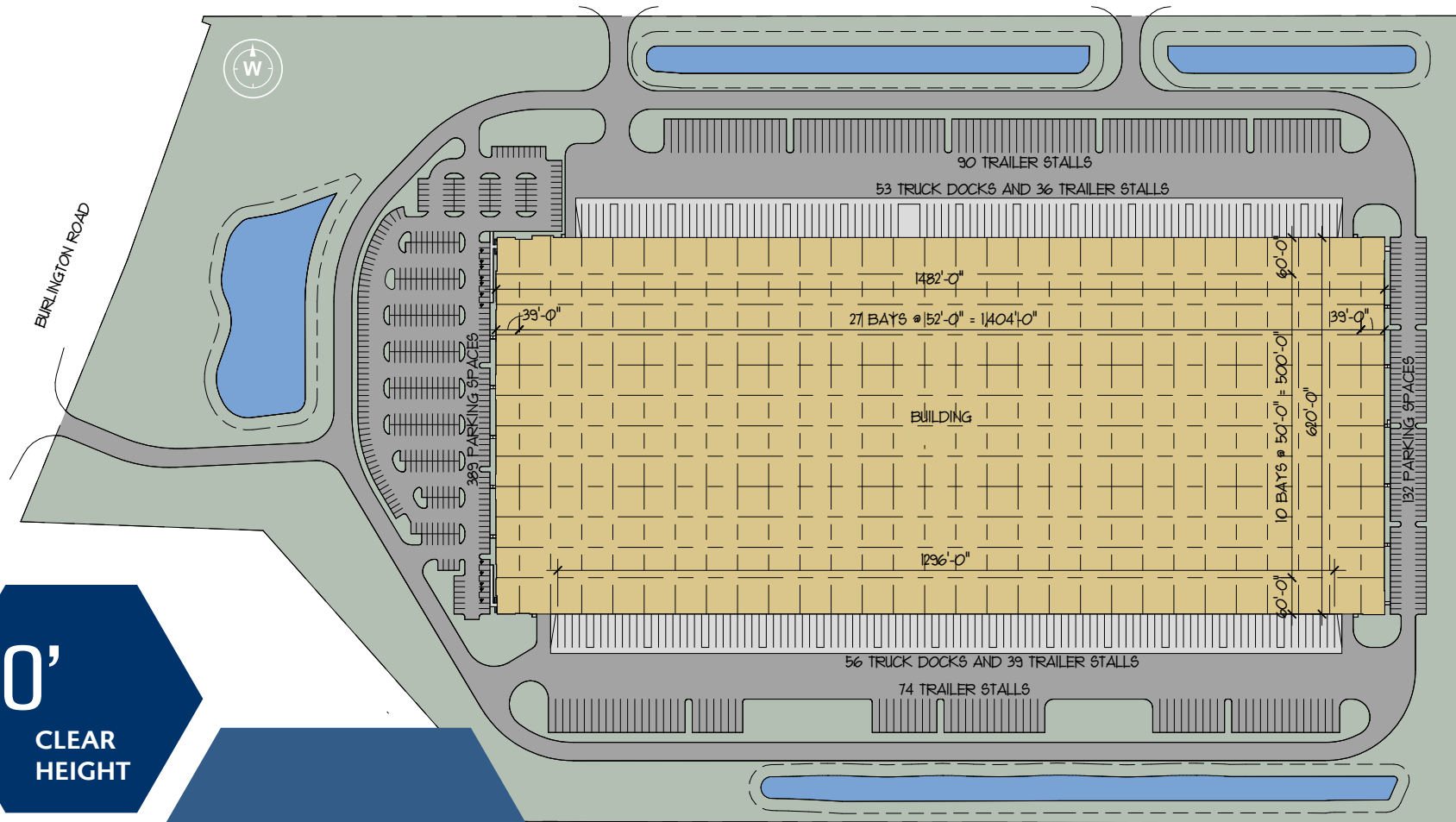
Wisconsin-Illinois
State Border
9 Miles South

DIVISIBLE

40'
**CLEAR
HEIGHT**

918,624 SF
AVAILABLE

PRIME ACCESS & LOCATION



SITUATED BETWEEN TWO MAJOR MARKETS



WISCONSIN-ILLINOIS
STATE BORDER

9 MILES

GENERAL MITCHELL
INT'L AIRPORT

25 MILES

DOWNTOWN
MILWAUKEE

32 MILES

O'HARE
INT'L AIRPORT

48 MILES

DOWNTOWN
CHICAGO

62 MILES

PRIME ACCESS TO KEEP BUSINESS MOVING

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



CORPORATE NEIGHBORS



LOCAL AMENITIES

RESTAURANTS

1. Texas Roadhouse
2. Buffalo Wild Wings
3. Donatos Pizzeria
4. HuHot Mongolian Grill
5. Toppers Pizza
6. Mission BBQ
7. Chili's Grill & Bar
8. Cheddar's Scratch Kitchen
9. Giordano's
10. Olive Garden
11. Pinot's Palette
12. Red Robin Gourmet Burgers
13. IHOP
14. Maurices
15. Golden Corral
16. Cracker Barrel
17. Corner Bakery Cafe
18. Dickey's Barbecue Pit
19. Black Rifle Coffee Company
20. Applebee's

HEALTH

1. CrossFit Kenosha
2. Olympus Fitness
3. YMCA Kenosha
4. iLoveKickboxing

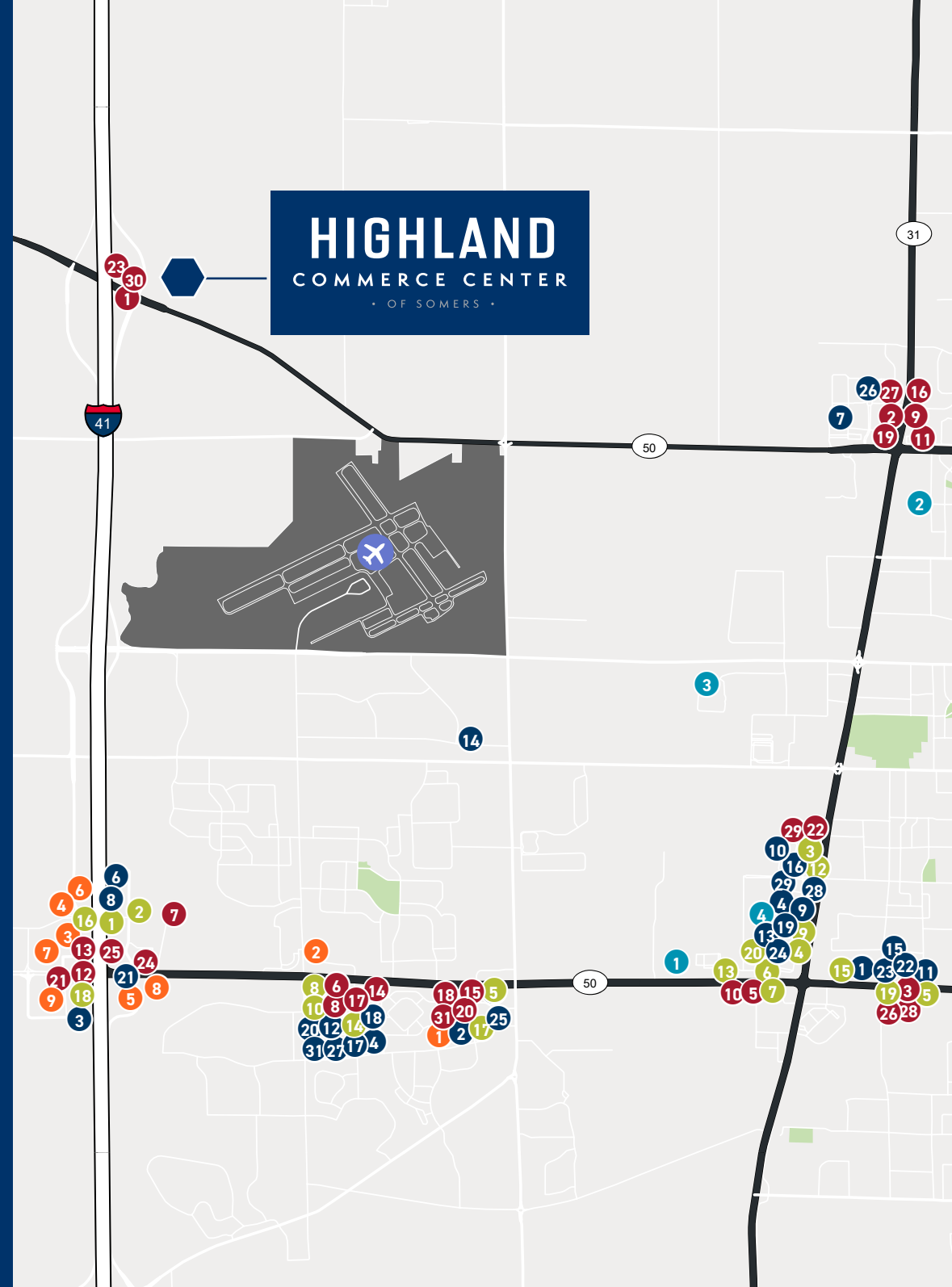
FAST FOOD

1. Culver's
2. Jersey Mike's
3. Jersey Mike's
4. Nathan's Famous
5. Cold Stone Creamery
6. Cousins Subs
7. Noodles & Company
8. Crumbl Cookies
9. SUBWAY
10. Panera Bread
11. McDonald's US
12. Wendy's
13. Arby's
14. Starbucks
15. Chick-fil-A
16. Burger King

RETAIL

1. Goodwill Industries
2. Costco Wholesale Corp.
3. Ashley Furniture HomeStore
4. Hobby Lobby Stores
5. Plato's Closet
6. Camping World
7. Walmart
8. Best Buy
9. Reebok
10. Lowe's
11. Music Go Round
12. Dollar Tree
13. Kohl's
14. ECCO
15. Ross Stores
16. Red Wing Shoes
17. PetSmart
18. Games Workshop
19. Party City
20. JCPenney
21. Rogan's Shoes
22. Marshalls
23. Burlington Stores
24. Bed Bath & Beyond
25. Bentley's Pet Stuff
26. Sam's Club
27. ULTA Beauty
28. Five Below
29. Petco
30. Target
31. Dick's Sporting Goods

17. Panda Express
18. Five Guys
19. Taco Bell
20. Potbelly Sandwich Works
21. KFC
22. Jimmy John's
23. Dairy Queen
24. White Castle
25. Pizza Hut
26. Domino's Pizza
27. Dunkin'
28. Wingstop
29. Qdoba Mexican Grill
30. Cinnabon
31. MOD Pizza
32. Chipotle Mexican Grill





SITE FEATURES

- 918,624 SF Available
- 184 Docks
- 4 Drive-In-Doors
- 521 Parking Spaces
- 164 Trailer Stalls
- 40' Clear Height
- ESFR Sprinkler

FOR MORE INFORMATION, CONTACT:

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CUSHMAN &
WAKEFIELD

BOERKE

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.