



HIGHLANDS
BUSINESS PARK

INDUSTRIAL & RETAIL LOTS AVAILABLE

BUILD-TO-SUIT OPPORTUNITIES | 139,882 SF BUILDING FOR LEASE & SALE

Built to scale, designed to deliver.

Business Drive | Sussex, WI



WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.

HIGHLANDS BUSINESS PARK

AT A GLANCE

Highlands Business Park is an operational advantage - every square foot calibrated for industrial performance. From highway access to utility readiness, we've designed a park that helps businesses move faster and scale smarter.



139,000 SF MULTI-TENANT BUILDING FOR LEASE



STRATEGIC LOCATION AT HIGHWAY 164 & COUNTY HIGHWAY K

- Two controlled intersections, direct access to 4-lane highway.
- Concrete roads with flat approaches for truck traffic.
- Sussex mill rate lower than surrounding communities.
- 25% green space ratio, high-quality soil, immediately ready for construction.
- Utilities: water (Sussex), sewer (Village of Sussex), gas & electric (WE Energies), high-speed internet (Spectrum/AT&T).
- Regional stormwater pond constructed by developer and maintained by Village of Sussex; no on-site pond or maintenance required.

MOVE FASTER. SCALE SMARTER.

COME GROW WITH US.



Industrial Land Available

±10 AC (divisible)

Industrial Pricing

\$250k per acre

Build-to-Suit

100k-400k SF

Retail Land Available

2.2 - 10.9 AC (divisible)

Retail Pricing

\$700k-\$2M per acre

Build-to-Suit

5k-50k SF (commercial/medical)



MARKET



DEMOGRAPHIC SUMMARY

	5 MILES	10 MILES
2024 Population	59,032	285,617
Population Growth	0%	0.5%
Median Age	43.9	43.6
Bachelor's Degree or Higher	46%	46%
2024 Households	23,606	117,032
Avg Household Income	\$127,062	\$116,922



DIVERSE ECONOMY

Strong mix of manufacturing, technology, retail, and services ensures resilience and growth.



PRO-BUSINESS ENVIRONMENT

Streamlined permitting, financial incentives, and local support make expansion easier.



SKILLED WORKFORCE

Access to top educational institutions and training programs provides a reliable labor pool.

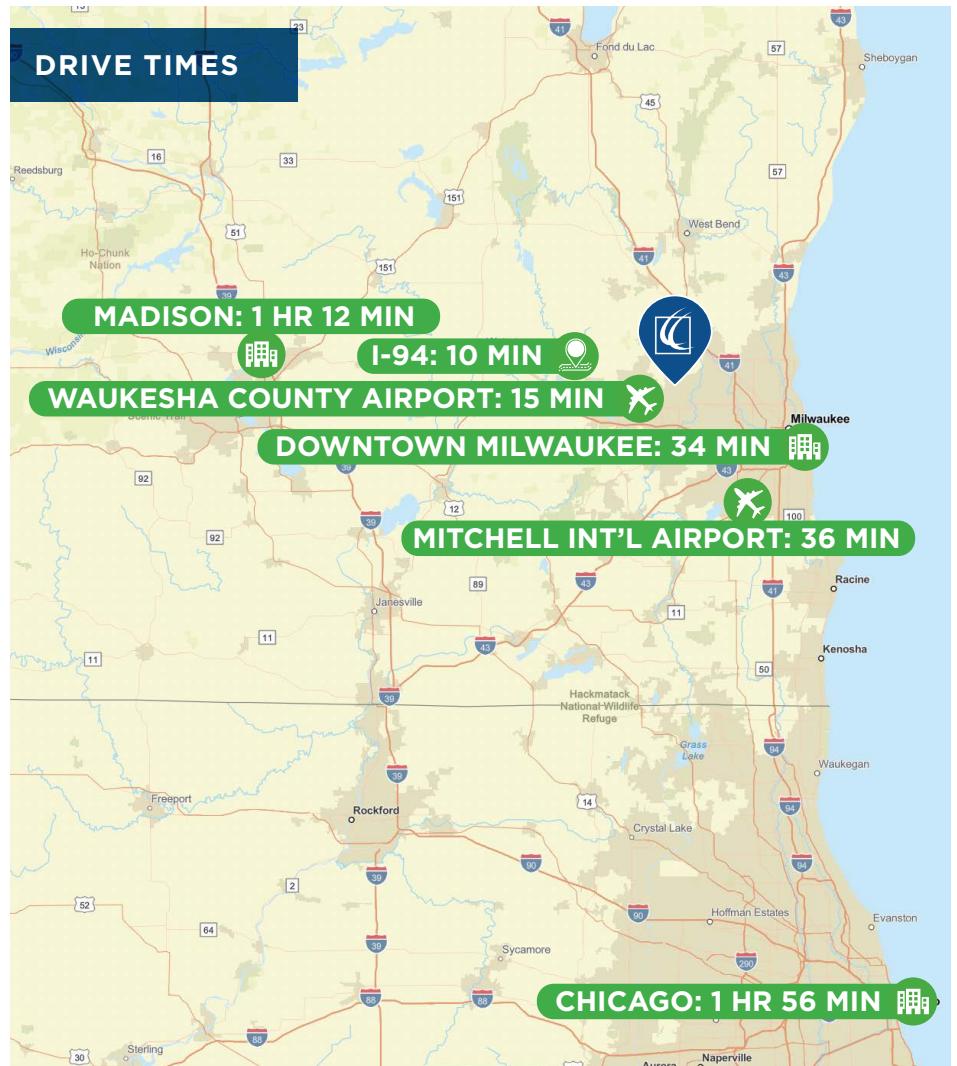
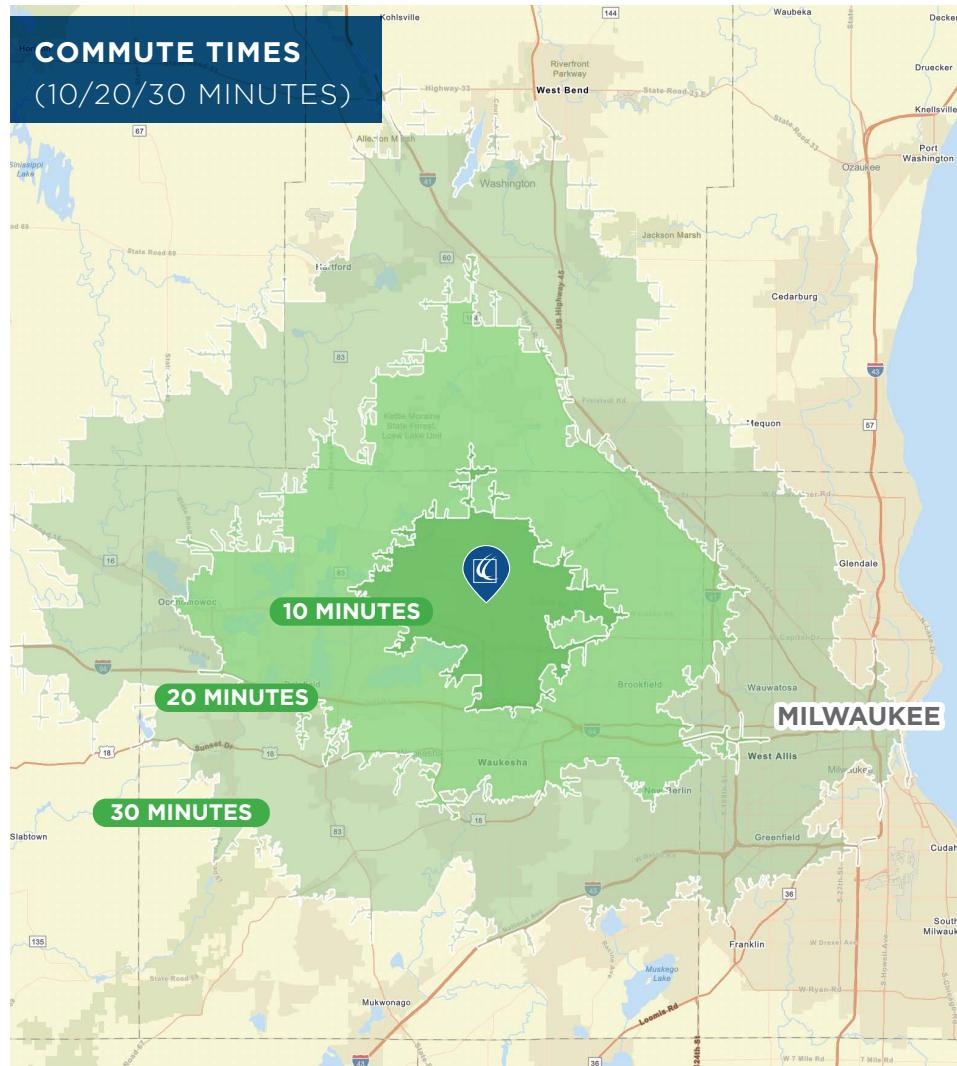


QUALITY OF LIFE

A community committed to sustainability, recreation, and livability, attracting both talent and investment.

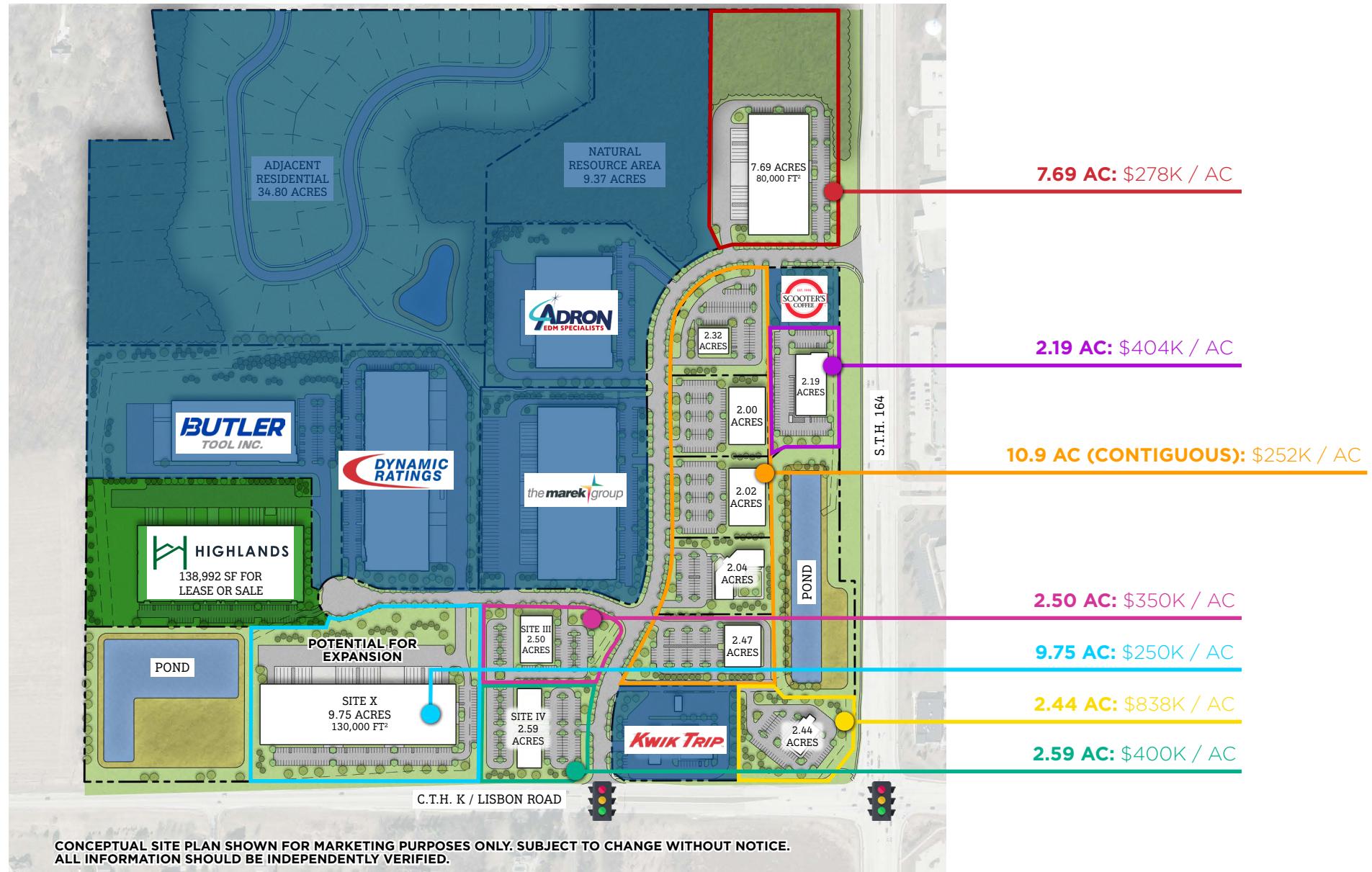
HIGHLANDS BUSINESS PARK

LOCATION



HIGHLANDS BUSINESS PARK

AVAILABILITY



CONCEPTUAL SITE PLAN SHOWN FOR MARKETING PURPOSES ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED.

To learn more about this opportunity, please contact

Stephanie Rechner
(262) 853-6043
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DISCLAIMER

DISCLOSURE TO CUSTOMERS

You are a customer of Wangard Business Development LLC, a 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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.

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.

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 section 452.01(5g) of the Wisconsin Statutes (see "Definition of 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 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 or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.