

# 1500 LEE LANE

I-39/I-90 Corridor  
Beloit | Rock County | Wisconsin

**ZILBER**  
PROPERTY GROUP<sup>SM</sup>



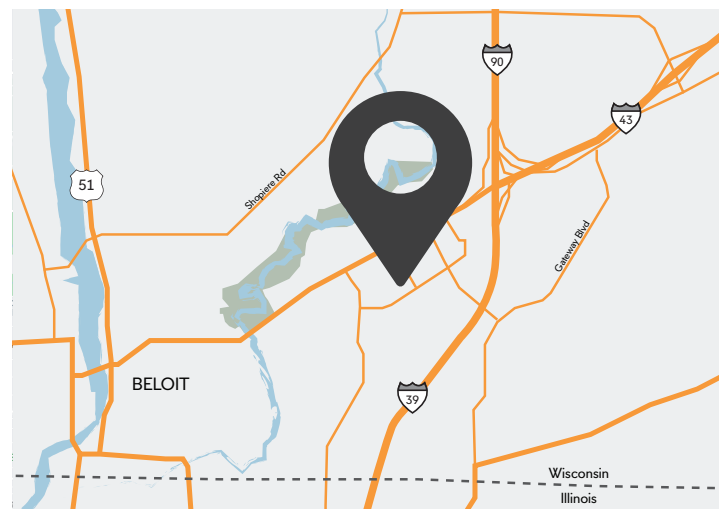
## BUILDING INFORMATION

| Available       | Now                          |
|-----------------|------------------------------|
| Building Size   | 198,512 SF                   |
| Office Space    | 7,975 SF (2-Story)           |
| Clear Height    | 20'-24'                      |
| Car Parking     | 216 Spaces                   |
| Trailer Parking | 52 Spaces                    |
| Loading         | 45 Docks<br>2 Drive-In Doors |
| Bay Size        | 50'-0" x 50'-0"              |
| Fire Protection | Yes                          |
| Power           | 1,200 amp 480v, 600 amp 480v |
| Lighting        | LED                          |
| Construction    | Masonry/Metal Panel          |

## AREA INFORMATION

1500 Lee Lane offers premiere logistical advantages to industrial users in the market with immediate access to the I-90/I-39 and I-43 interchange. The facility features dedicated on-site trailer parking, ample loading and flexible floor plan for optimal operational efficiency.

### LOCATION MAP



## CONTACT US

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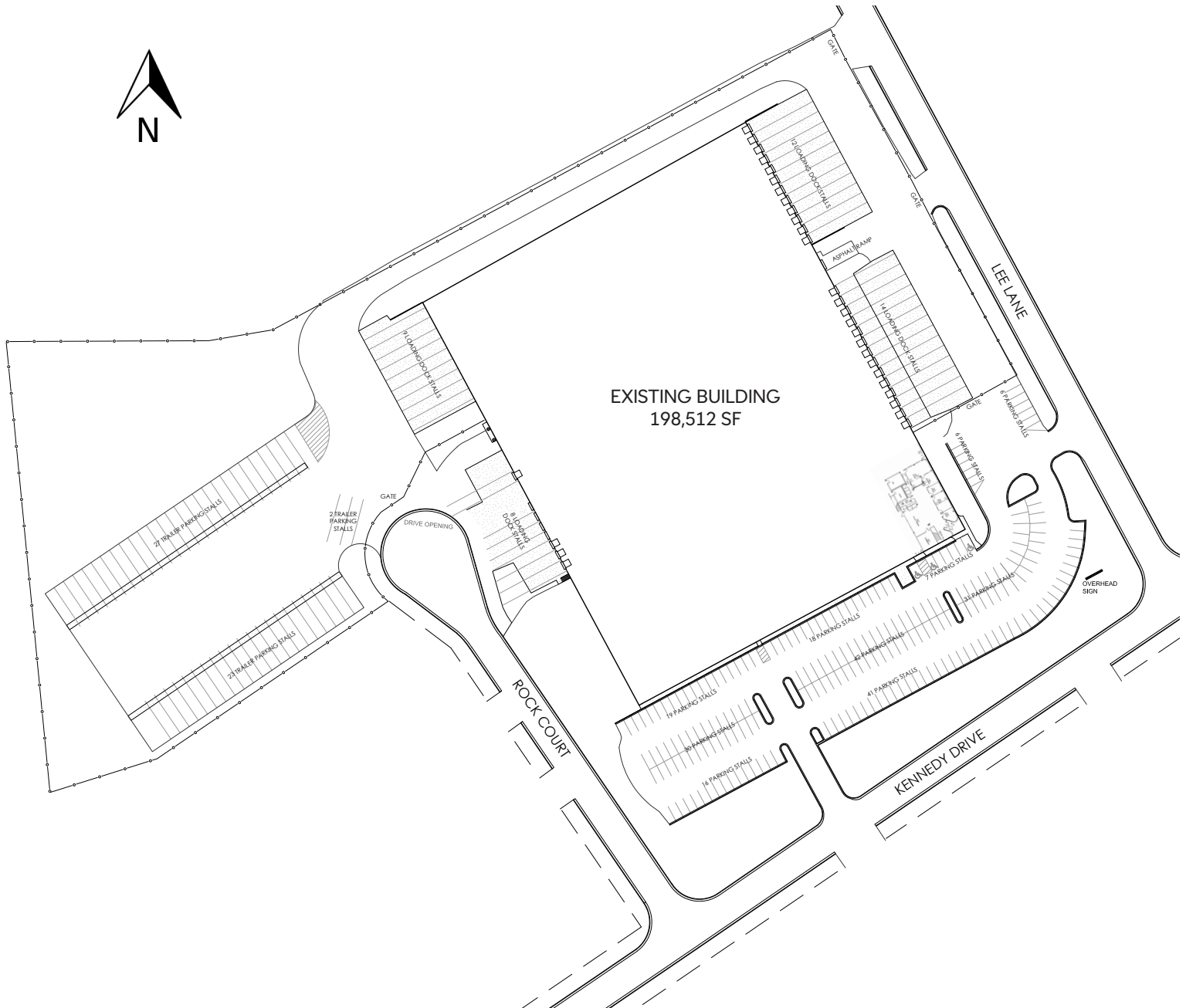
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## ADDITIONAL INFORMATION

- Truck court available
- Easy access to I-90/39 via WI-11
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled & unskilled workforce
- Professional ownership & property management

## TRAVEL TIMES

- Less than 1 miles to I-90/I-39 & I-43 Interchange
- 3 miles to Wisconsin-Illinois border
- 50 miles to Madison, WI
- 75 miles to Milwaukee, WI
- 95 miles to Chicago, IL
- 315 miles to Minneapolis, MN



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