

# ZILBER INDUSTRIAL 1

Caledonia Corporate Park  
Caledonia | Southeast Wisconsin | I-94 Corridor

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



4321 Carol Road, Caledonia, WI 53216

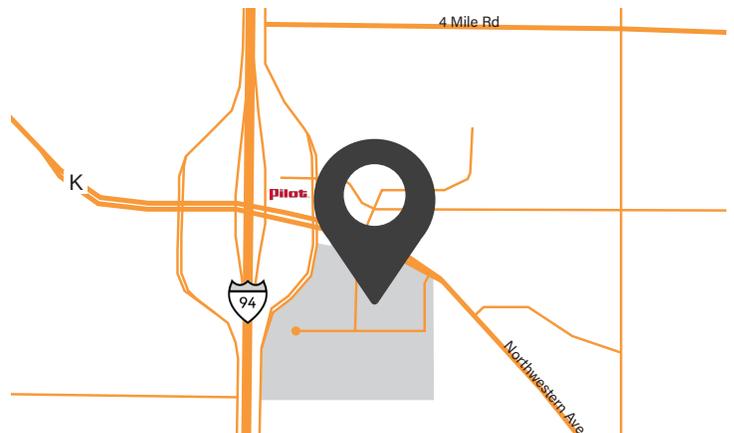
## BUILDING INFORMATION

Available Space	183,040 SF (Divisible)
Building Size	233,250 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	150 Spaces
Trailer Parking	19 Spaces (On-Building)
Loading	24 Docks (Expandable) 2 Drive-In Doors
Bay Size	50'-0" x 54'-0" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

## AREA INFORMATION

Caledonia Corporate Park is a master-planned 90-acre industrial development, with capacity to construct up to 1.55M square feet of institutional-quality industrial space. Caledonia Corporate Park is strategically located along the I-94 Corridor in Racine County between Milwaukee, WI and Chicago, IL.

Zilber Industrial 1 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.



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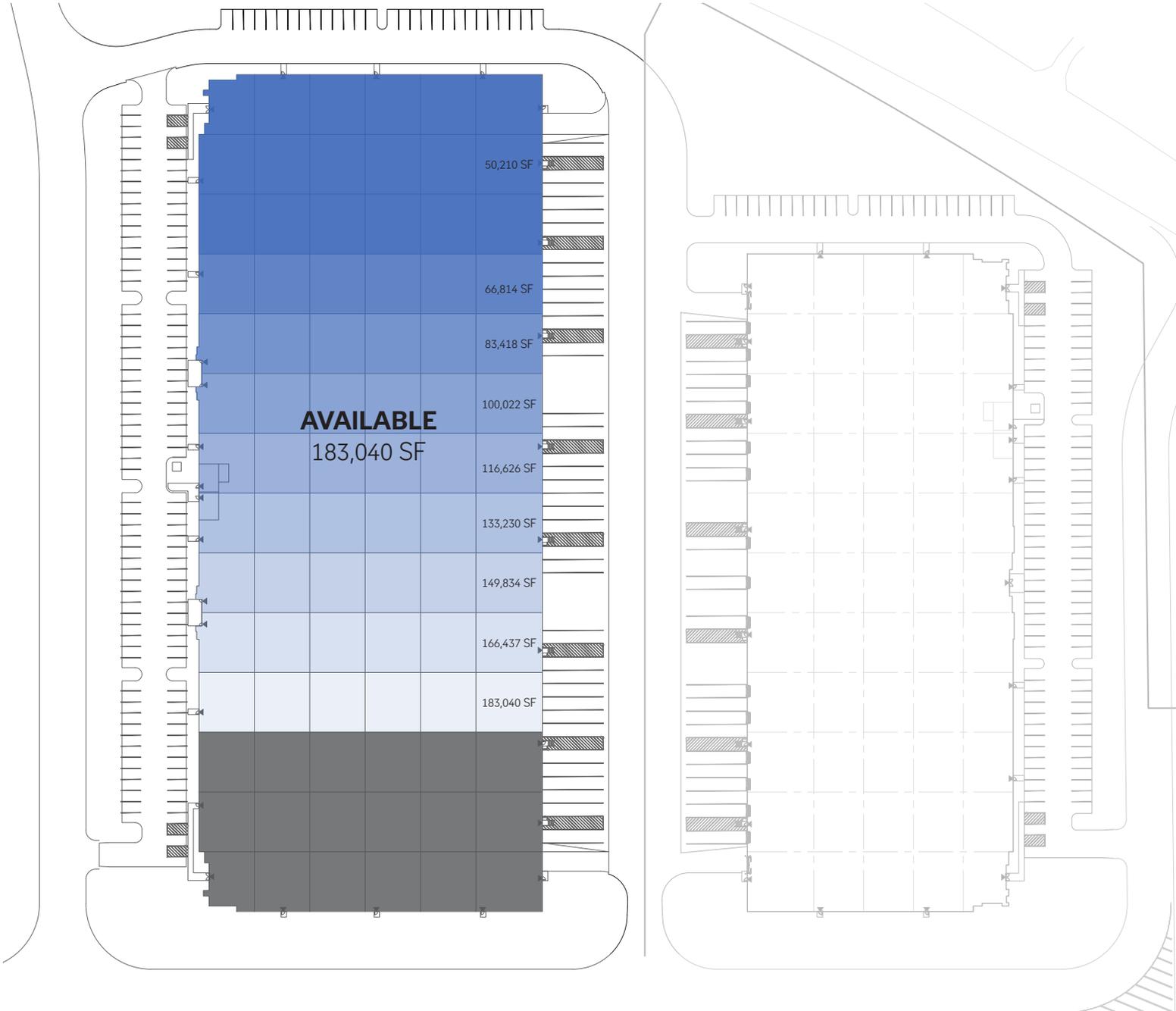


## TRAVEL TIMES

- 15 minutes to Milwaukee Mitchell International Airport
- 15 minutes to Wisconsin-Illinois Border
- 25 minutes to Zoo Interchange (I-94 & I-41)
- 50 minutes to Chicago O'Hare International Airport

## ADDITIONAL INFORMATION

- Less than one mile to I-94 via Northwestern Avenue
- Low Wisconsin tax environment
- Pro-business economic climate
- Access to Racine County, metro Milwaukee & Kenosha County skilled and unskilled workforce
- Local, professional ownership & property management



ZILBER PROPERTY GROUP  
710 North Plankinton Avenue | Milwaukee, WI 53203  
414-274-2623 | [www.zilberpropertygroup.com](http://www.zilberpropertygroup.com)

MICHAEL KLEBER  
Director of Industrial Leasing  
414-274-2628 | [Michael.Kleber@Zilber.com](mailto:Michael.Kleber@Zilber.com)