

# ZILBER INDUSTRIAL 4

W210 N13150 Gateway Crossing  
Germantown | Washington County | Wisconsin

Germantown Gateway Corporate Park

# 43,695 SF AVAILABLE



## BUILDING INFORMATION

Available Space	43,695 SF (Divisible)
Building Size	146,022 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	102 Spaces Total
Trailer Parking	45 Positions Total
Loading	9 Docks (Expandable) 1 Drive-In Doors
Bay Size	50'-0" x 56'-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

Germantown Gateway Corporate Park is a newly developed 140-acre institutional-quality industrial park strategically located one mile east of the I-41 and Holy Hill Road/CTH 167 interchange in Germantown, WI (Washington County).

Zilber Industrial 4 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of warehousing, manufacturing and e-commerce users.

### ADDITIONAL INFORMATION

- Less than one mile to I-41 via Holy Hill Road
- Pro-business environment
- Economic development incentives available
- Access to northwest metro Milwaukee skilled and unskilled workforce (Washington, Milwaukee, Waukesha and Ozaukee Counties)
- Local, professional ownership and property management

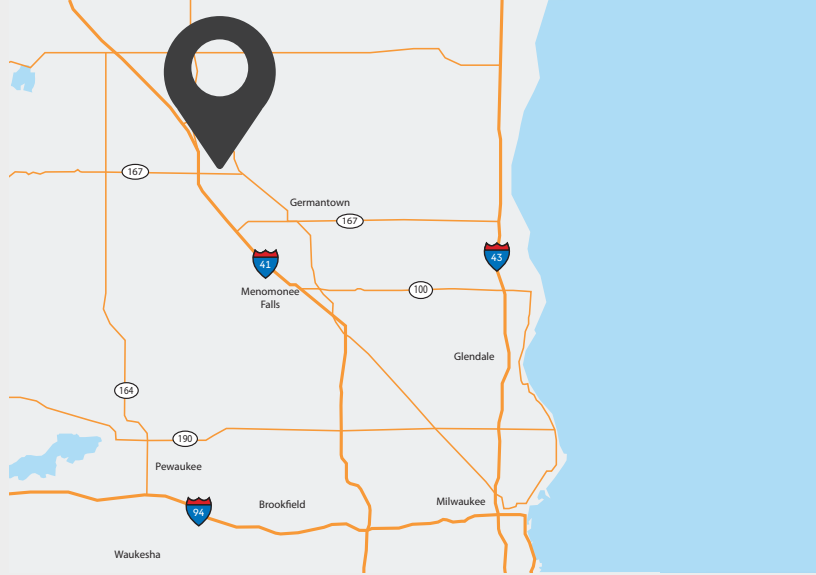
**ZILBER**  
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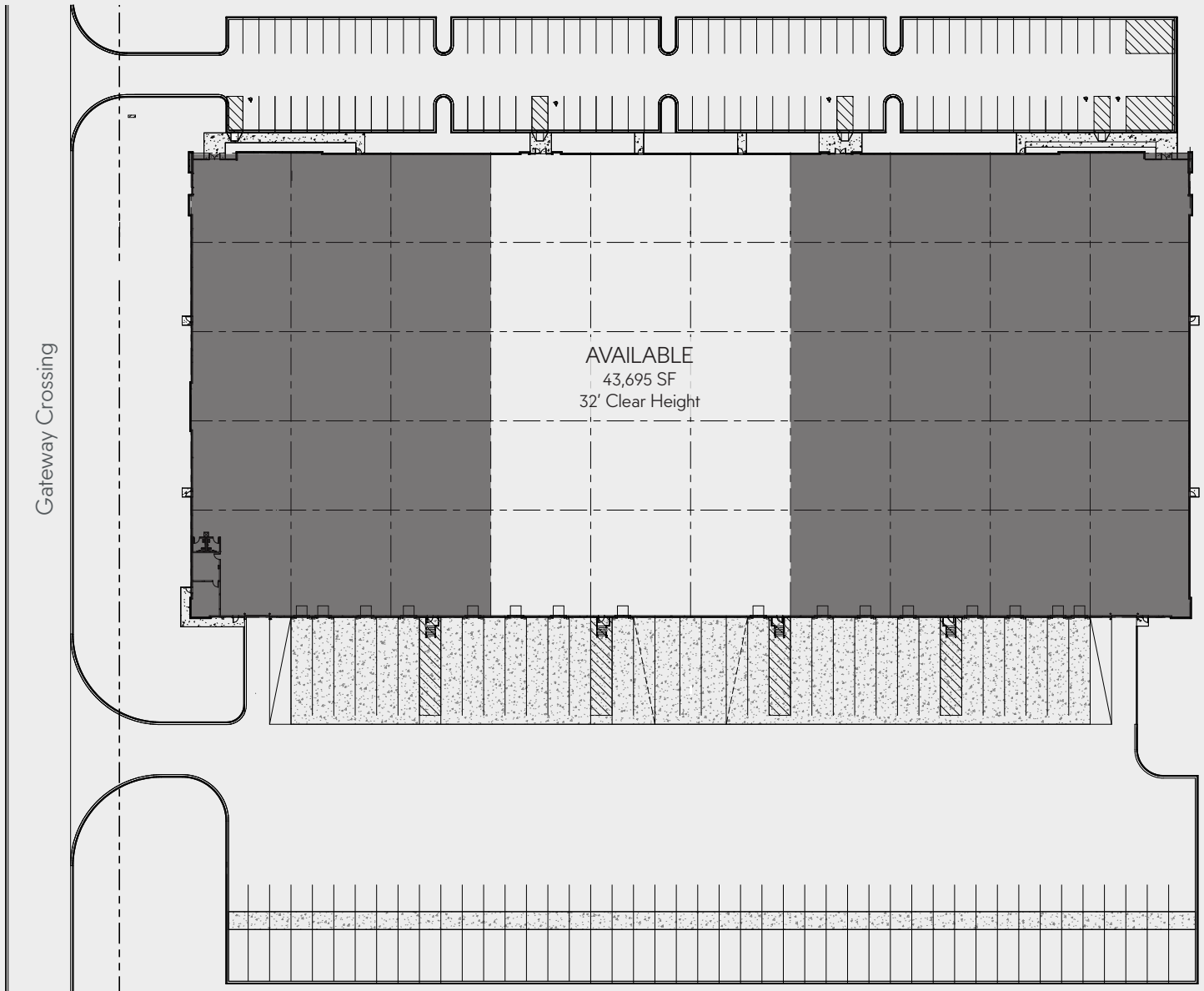
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## TRAVEL TIMES

- 15 minutes to Zoo Interchange (I-94 & I-41)
- 25 minutes to downtown Milwaukee
- 30 minutes to Milwaukee Mitchell International Airport (MKE)



CONTACT US.

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