Zilber Industrial 5

Gateway Business Park
Beloit | South-Central Wisconsin | I-90/I/39

ZILBER PROPERTY GROUP℠



1590 APEX DRIVE | BELOIT | WI | 53511

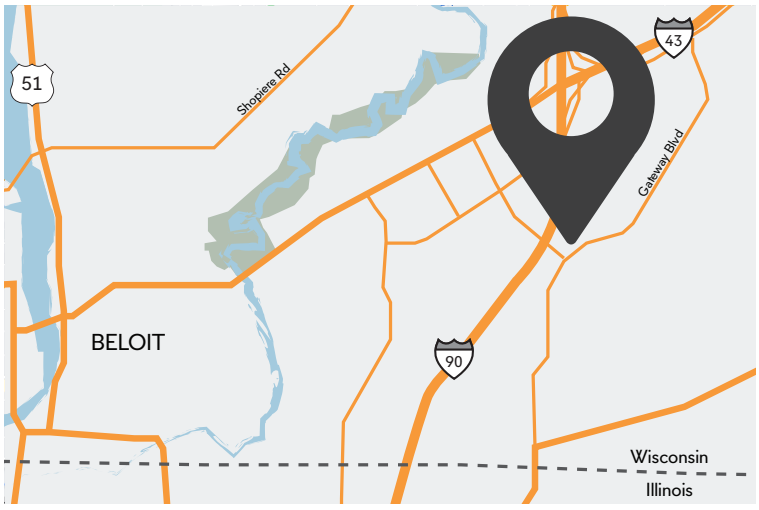
BUILDING INFORMATION

Available Space	190,840 SF (Divisible)
Building Size	190,840 SF
Building Dimensions	260′ x 734′
Office Space	To Suit
Clear Height	32′-0″
Car Parking	205 Spaces (Expandable)
Trailer Parking	24 Spaces (On-Building) 44 Spaces (Off-Building)
Loading	20 Docks (Expandable) 2 Drive-In Doors
Bay Size	50′ x 56′ 6″ 60′-0″ Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

AREA INFORMATION

Gateway Business Park is a 450-acre master-planned development strategically located at the intersection of I-90 and I-39 along the Wisconsin-Illinois border in Beloit, WI. Positioned within the heart of the Midwest's distribution corridor, the site offers excellent freeway visibility and strategic access to I-90, I-39, and I-43. Home to more than 20 businesses, including nationally recognized companies such as Amazon, Ecolab, Pratt Industries, Hormel Foods, Kettle Foods, and Staples, Gateway Business Park is an established destination for businesses across a variety of industries.

Zilber Industrial 5 is a Class A speculative industrial facility designed for operational flexibility, offering the functionality to accommodate a wide range of users.



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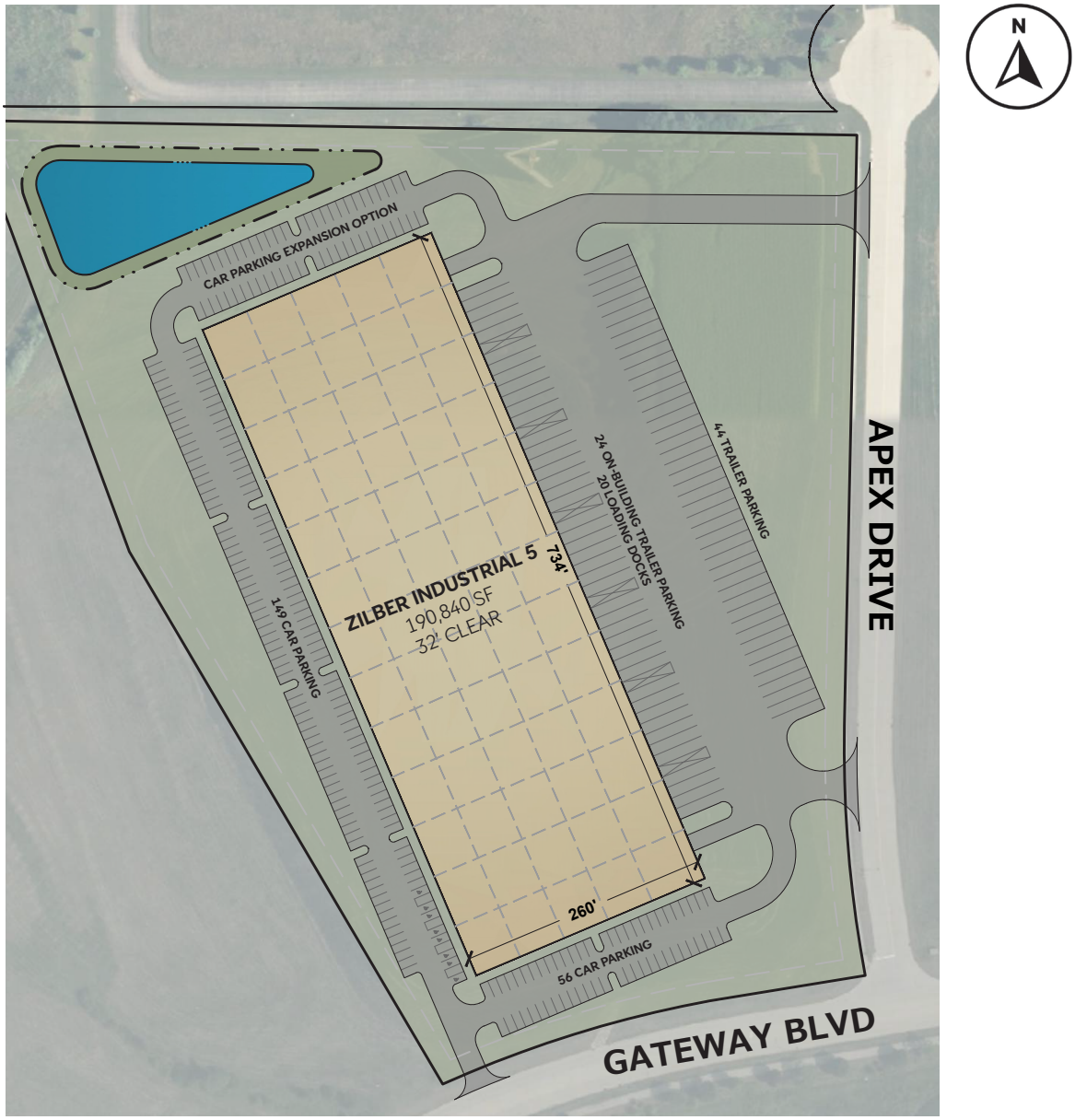
TRAVEL DISTANCES

- 3 miles to Wisconsin-Illinois Border
- 55 miles to Madison, WI
- 75 miles to Milwaukee, WI
- 95 miles to Chicago, IL
- 315 miles to Minneapolis, MN

ADDITIONAL INFORMATION

- Excellent freeway visibility
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled and unskilled workforce
- Professional ownership and property management

SITE PLAN



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