ZILBER INDUSTRIAL 2

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

ZILBER PROPERTY GROUP℠

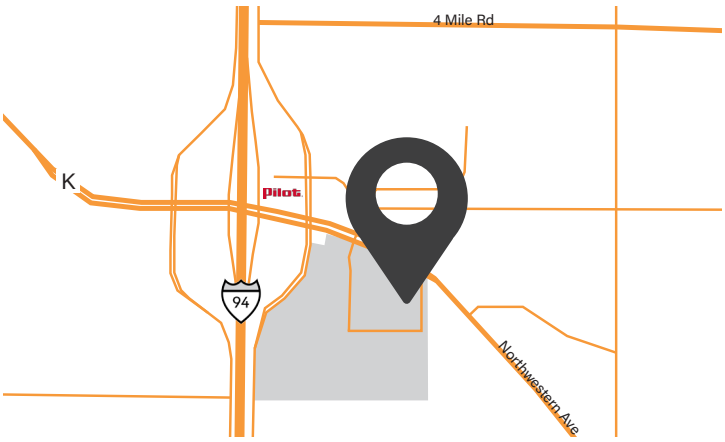
BUILDING INFORMATION

Available Space	142,560 SF (Divisible)
Building Size	142,560 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	118 Spaces
Trailer Parking	18 Spaces (On-Building)
Loading	15 Docks (Expandable) 2 Drive-In Doors
Bay Size	45'-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 2 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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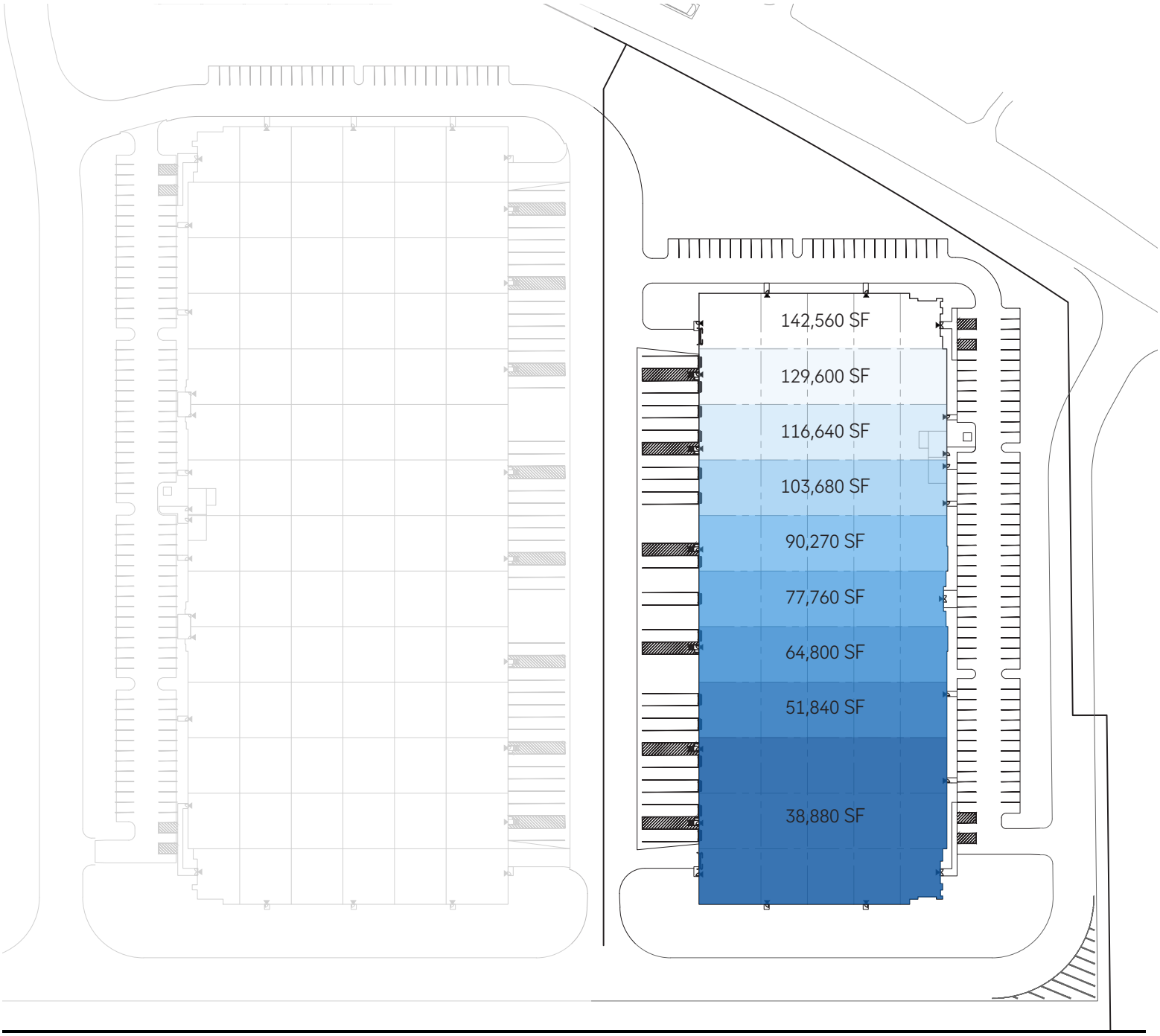
TRAVEL TIMES

- 1 minute to I-94 via Northwestern Avenue
- 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



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