



BUILDING INFORMATION

Address	W210 N12805 Gateway Crossing
Available Space	127,970 SF
Building Size	198,648 SF
Office Space	1,500 SF
Clear Height	32'-0"
Bay Size	55'-6" x 50'-0" 60'-0" Speed Bay
Loading	11 Docks (Expandable) 3 Drive-In Door 9 Trailer Spaces
Car Parking	268 Spaces (Total)
Lighting	High Bay LED Fixtures
Fire Protection	ESFR
Construction	Precast Panel
Power	3,000 Amps (Expandable)

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).

ADDITIONAL INFORMATION

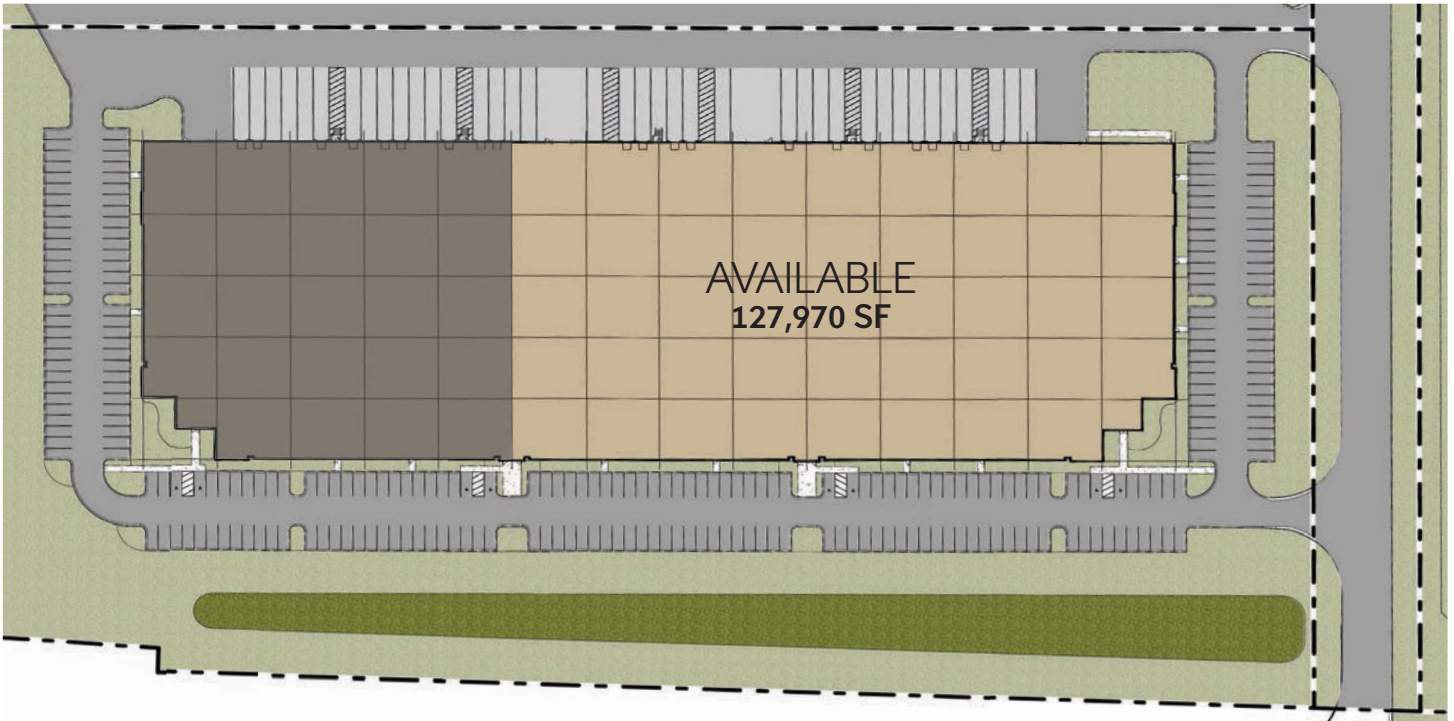
- Less than one mile to I-41 via Holy Hill Road
- Pro-business environment
- Economic development incentives available
- Access to northwest metro Milwaukee skilled and unskilled workforce (Washington, Milwaukee, Waukesha and Ozaukee Counties)
- Local, professional ownership and property management

TRAVEL TIMES

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



SITE PLAN



LOCATION MAP

