

# ZILBER INDUSTRIAL 7

Germantown Gateway Corporate Park  
Germantown | Metro Milwaukee NW | I-41 Corridor

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



## BUILDING INFORMATION

|                 |  |
|-----------------|--|
| Available Space | 252,720 SF   |
| Building Size   | 252,7 SF   |
| Office Space    | To Suit  |
| Clear Height    | 32'-0"   |
| Car Parking     | 247 Spaces (Expandable)                                |
| Trailer Parking | 18 Spaces On-Building (Expandable)                     |
| Loading         | 26 Docks (Expandable)<br>2 Drive-In Doors (Expandable) |
| Bay Size        | 54'-0" x 50'-0"<br>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 140-acre institutional-quality industrial park strategically located one mile east of the I-41 and Holy Hill/CTH 167 interchange in Germantown, Wisconsin (Washington County).

Zilber Industrial 7 is a functionally-designed, Class A speculative industrial facility, capable of accommodating a variety of manufacturing, distribution 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 & Ozaukee Counties)
- Local, professional ownership & property management

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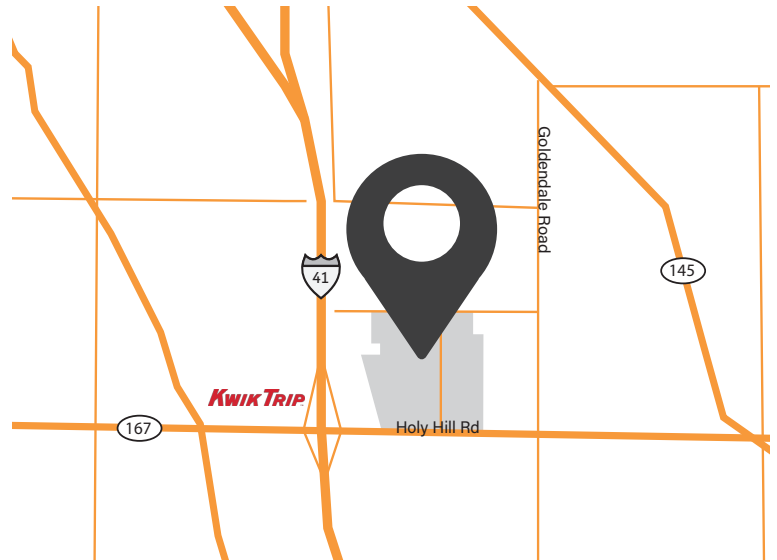
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## TRAVEL TIMES

- 15 minutes to Zoo Interchange (I-94 & I-41)
- 20 minutes to Marquette Interchange (I-94 & I-43)
- 25 minutes to downtown Milwaukee
- 30 minutes to Milwaukee Mitchell International Airport

## LOCATION MAP



## SITE PLAN

