ZILBER INDUSTRIAL 7

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

ZILBER PROPERTY GROUP℠

W210 N13145 Gateway Crossing, Germantown, WI

BUILDING INFORMATION

Available Space	252,512 SF (Divisible)
Building Size	252,512 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) 2 Drive-In Doors (Expandable)
Bay Size	54'-0" x 50'-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 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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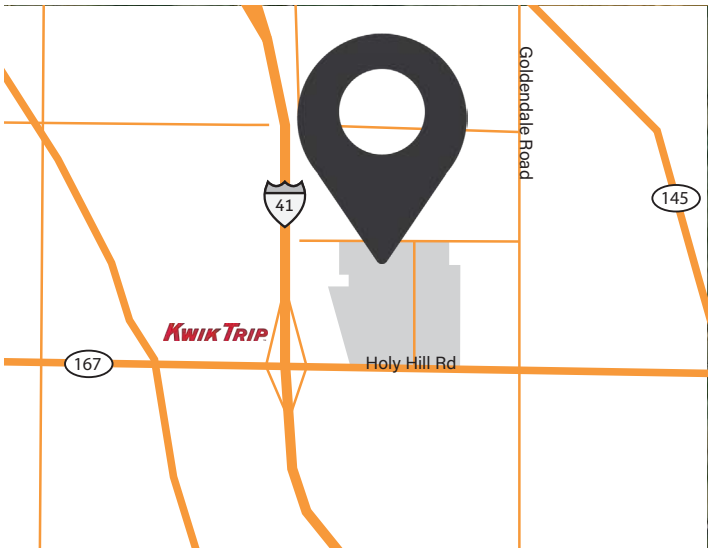
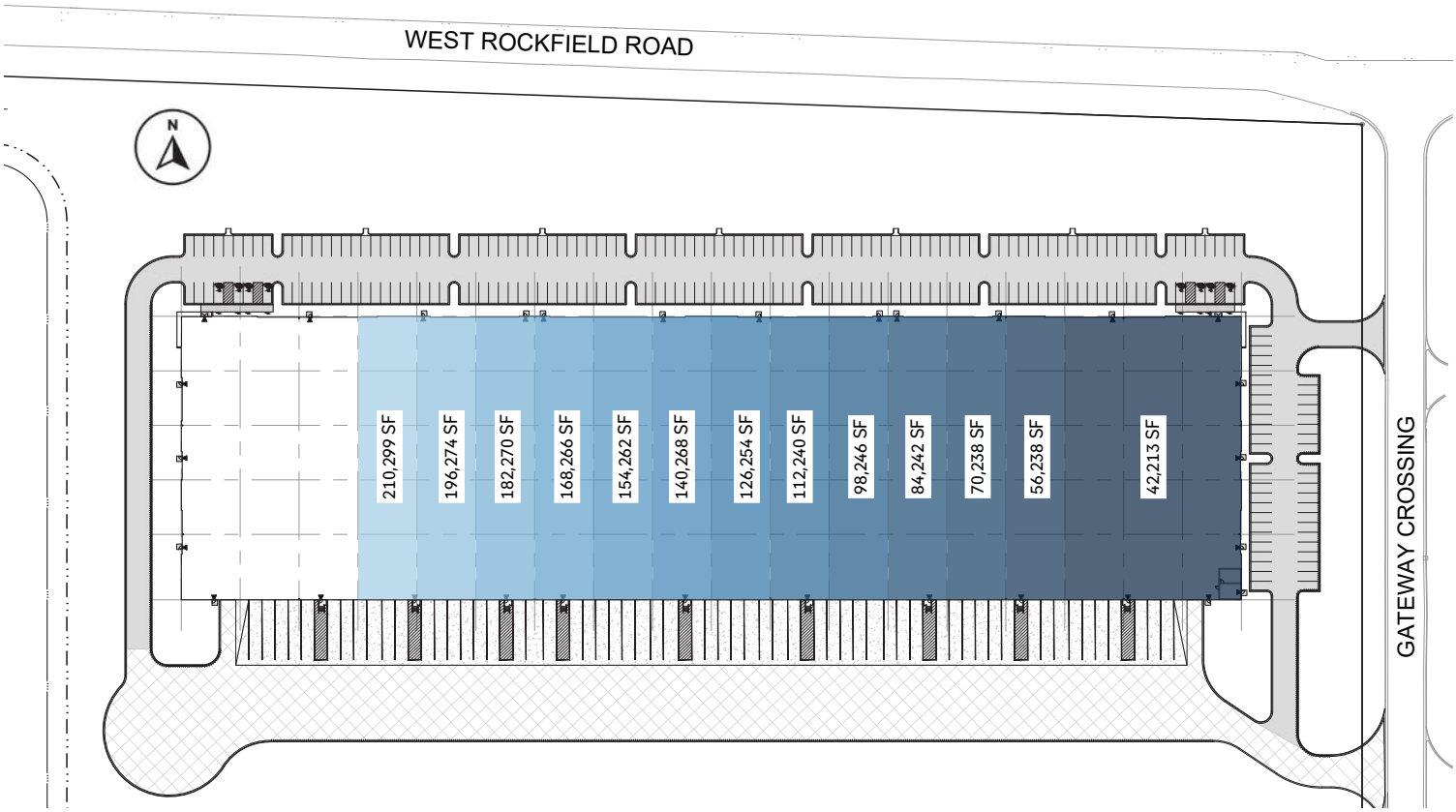
TRAVEL TIMES

- 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



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