

ZILBER INDUSTRIAL 4

200 W. Venture Drive | Janesville, WI
Rock County | I-39/I-90 Corridor

AVAILABLE
Warehouse | Manufacturing | E-Commerce



BUILDING INFORMATION

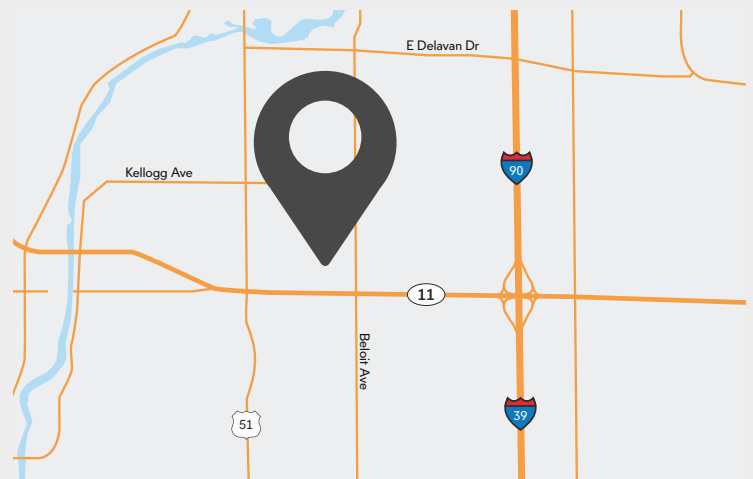
| | |
|-----------------|---|
| Available Space | 76,755 SF |
| Building Size | 179,220 SF |
| Office Space | To Suit |
| Clear Height | 32'-0" |
| Car Parking | 145 Spaces (Expandable) |
| Trailer Parking | 12 Spaces (On-Building) |
| Loading | 7 Docks (Expandable) 1 Drive-In Door |
| Bay Size | 53'-4" x 55'-6" 70'-0" Speed Bay |
| Fire Protection | ESFR System |
| Power | 2,000 Amps (Expandable) |
| Lighting | High Bay LED Fixtures |
| Construction | Pre-Cast Panel |

AREA INFORMATION

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 4 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas. Zilber Industrial 4 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.

ADDITIONAL INFORMATION

- Easy access to I-90/I-39 via WI-11
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled and unskilled workforce
- Professional ownership and property management



Owned and operated by

ZILBER
PROPERTY GROUPSM

ZILBER PROPERTY GROUP
9560 58th Place, Suite 350
Kenosha, WI 53144
(414) 274-2640

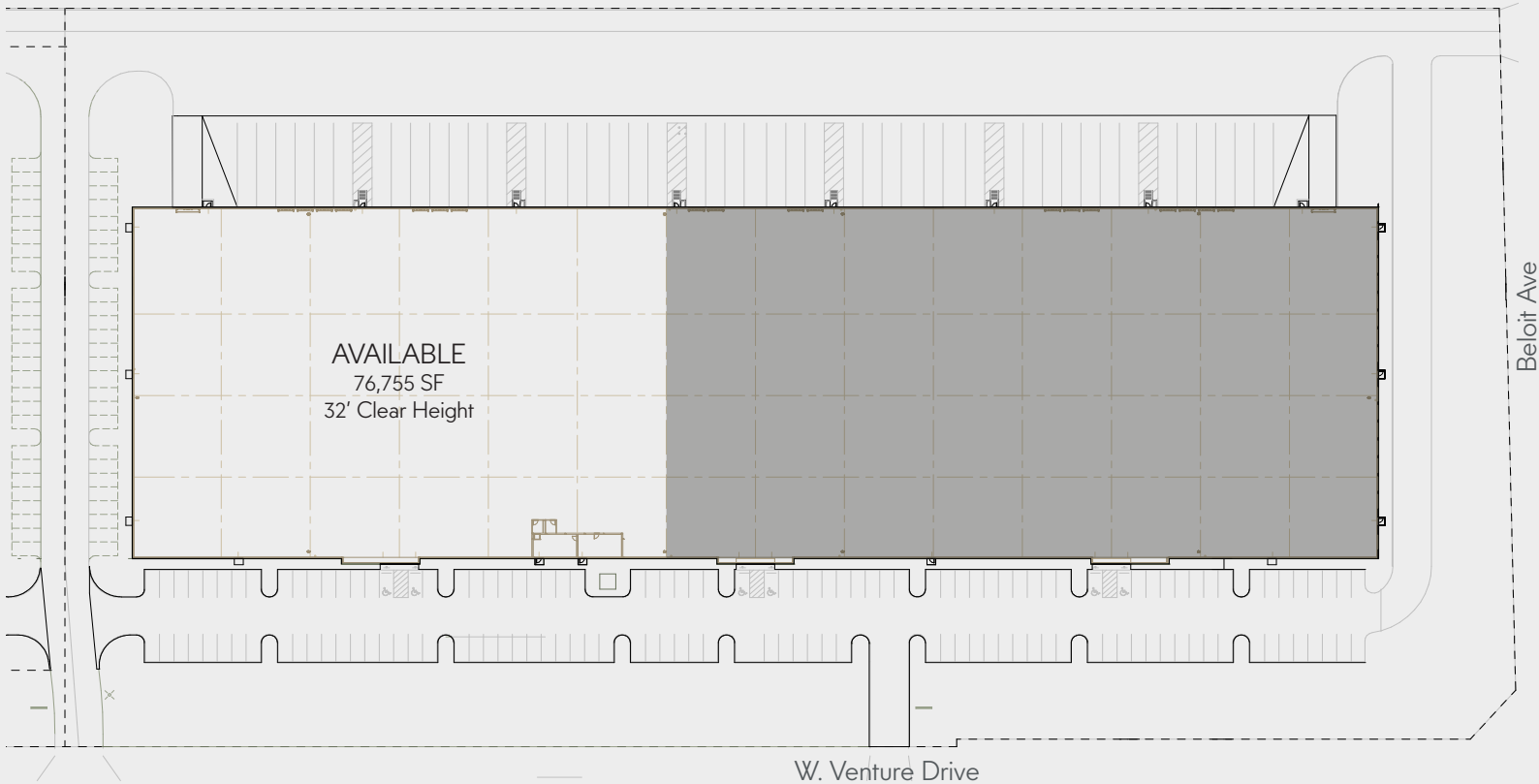
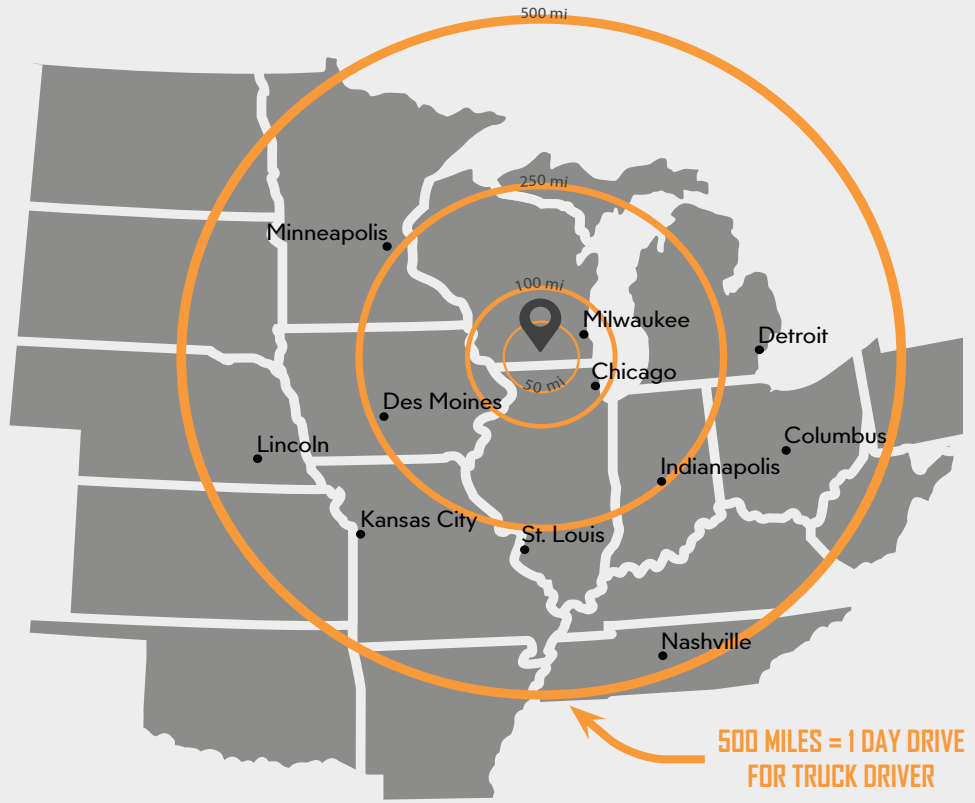
ZILBER INDUSTRIAL 4

200 W. Venture Drive | Janesville, WI
Rock County | I-39/I-90 Corridor

TRAVEL DISTANCES - KEY METRO AREAS

- 12 miles to Illinois Border
- 45 miles to Madison, WI
- 75 miles to Milwaukee, WI
- 100 miles to Chicago, IL
- 300 miles to Minneapolis, MN

1/3 OF ALL US MANUFACTURING OPERATIONS ARE WITHIN 500 MILES OF JANESVILLE



CONTACT US.

ZILBER PROPERTY GROUP
9560 58th Place, Suite 350
Kenosha, WI 53144
(414) 274-2640

ZILBER
PROPERTY GROUPSM

MICHAEL KLEBER
Zilber Property Group
Director of Industrial Leasing
Michael.Kleber@Zilber.com
(414) 274-2628