

ZILBER INDUSTRIAL 11

Janesville | South-Central Wisconsin | I-90/I-39

ZILBER
PROPERTY GROUP_{SM}

400 Innovation Drive, Janesville, WI 53546



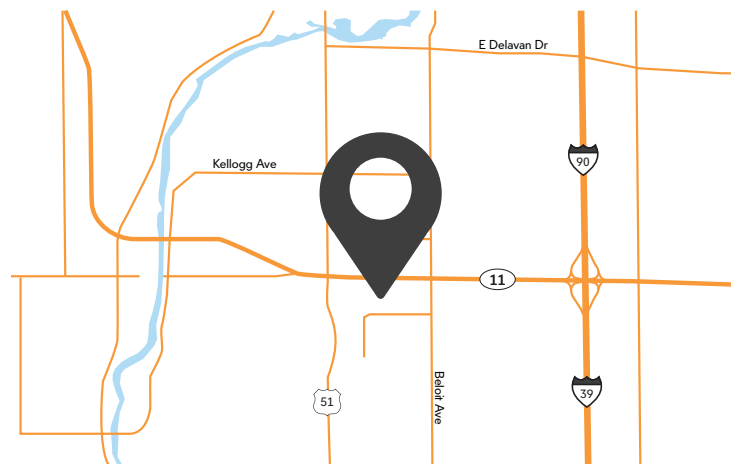
BUILDING INFORMATION

Available Space	186,050 SF (Divisible)
Building Size	286,500 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	222 Spaces (Expandable)
Trailer Parking	126 Spaces
Loading	28 Docks (Expandable) 2 Drive-In Doors (Expandable)
Bay Size	49'-10" x 55'-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

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 11 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas.

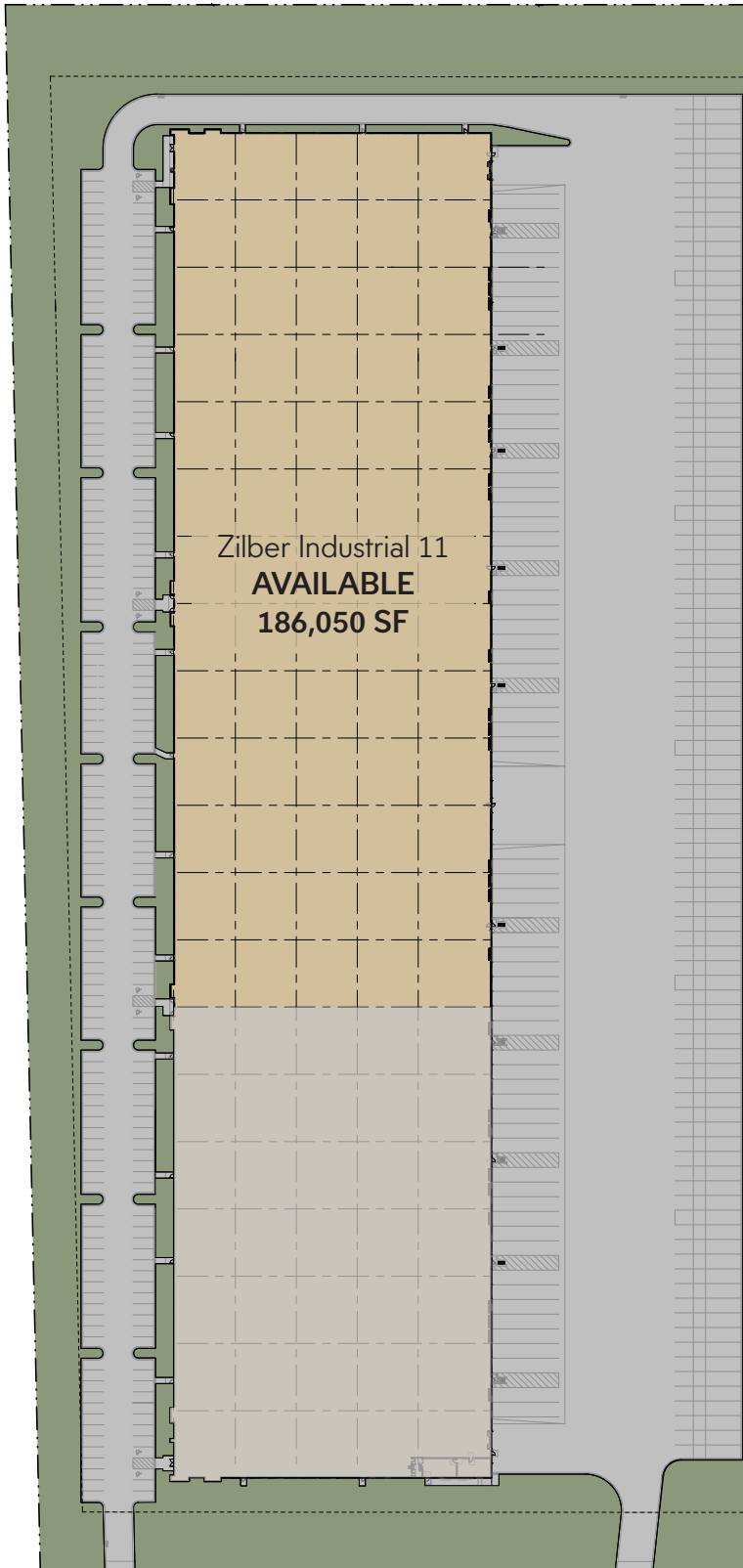
Zilber Industrial 11 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.



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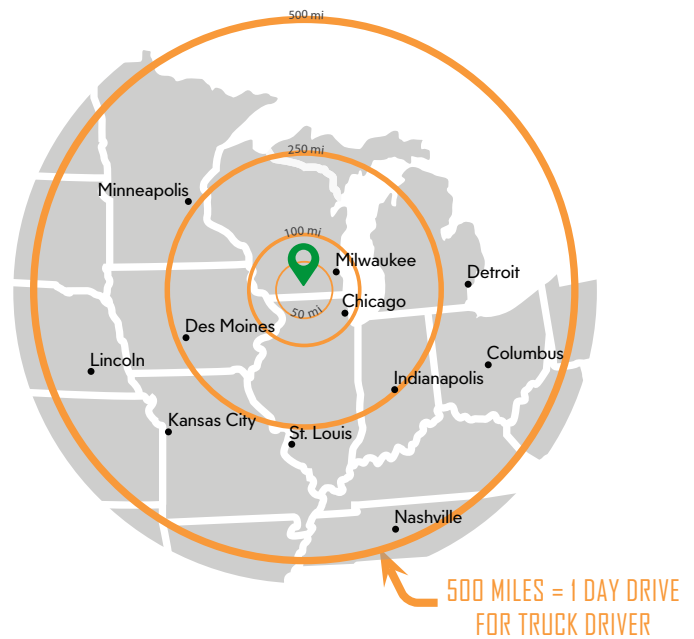


TRAVEL DISTANCES

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

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



1/3 OF ALL U.S. MANUFACTURING OPERATIONS
ARE WITHIN 500 MILES OF JANESVILLE

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