

ZILBER INDUSTRIAL 2

103 W. Venture Court | Janesville, WI
Rock County | I-39/I-90 Corridor

AVAILABLE
Warehouse | Manufacturing | E-Commerce



BUILDING INFORMATION

Available Space	86,973 SF
Building Size	302,492 SF
Office Space	ToSuit
Clear Height	32'-0"
Car Parking	164 Spaces Total (Expandable)
Trailer Parking	Yes
Loading	8 Docks (Expandable) 1 Drive-In Door
Bay Size	55'-6" x 54'-6" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps Total (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

Owned and operated by

ZILBER
PROPERTY GROUPSM

ZILBER PROPERTY GROUP
710 N. Plankinton Ave
Milwaukee, WI 53203
(414) 274-2623

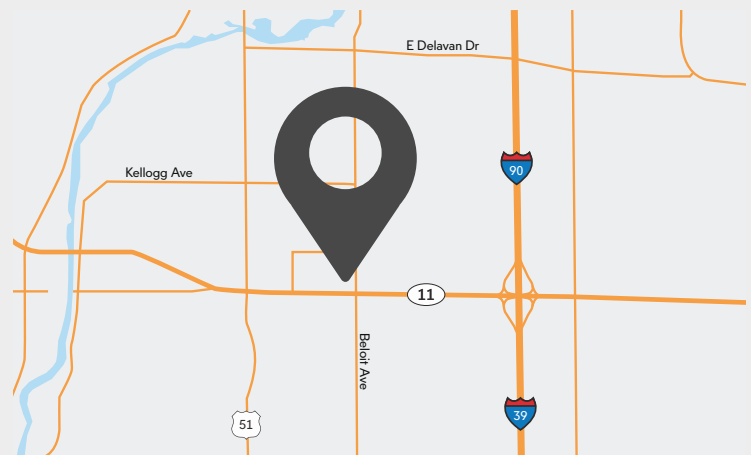
AREA INFORMATION

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 2 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas.

Zilber Industrial 2 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.

ADDITIONAL INFORMATION

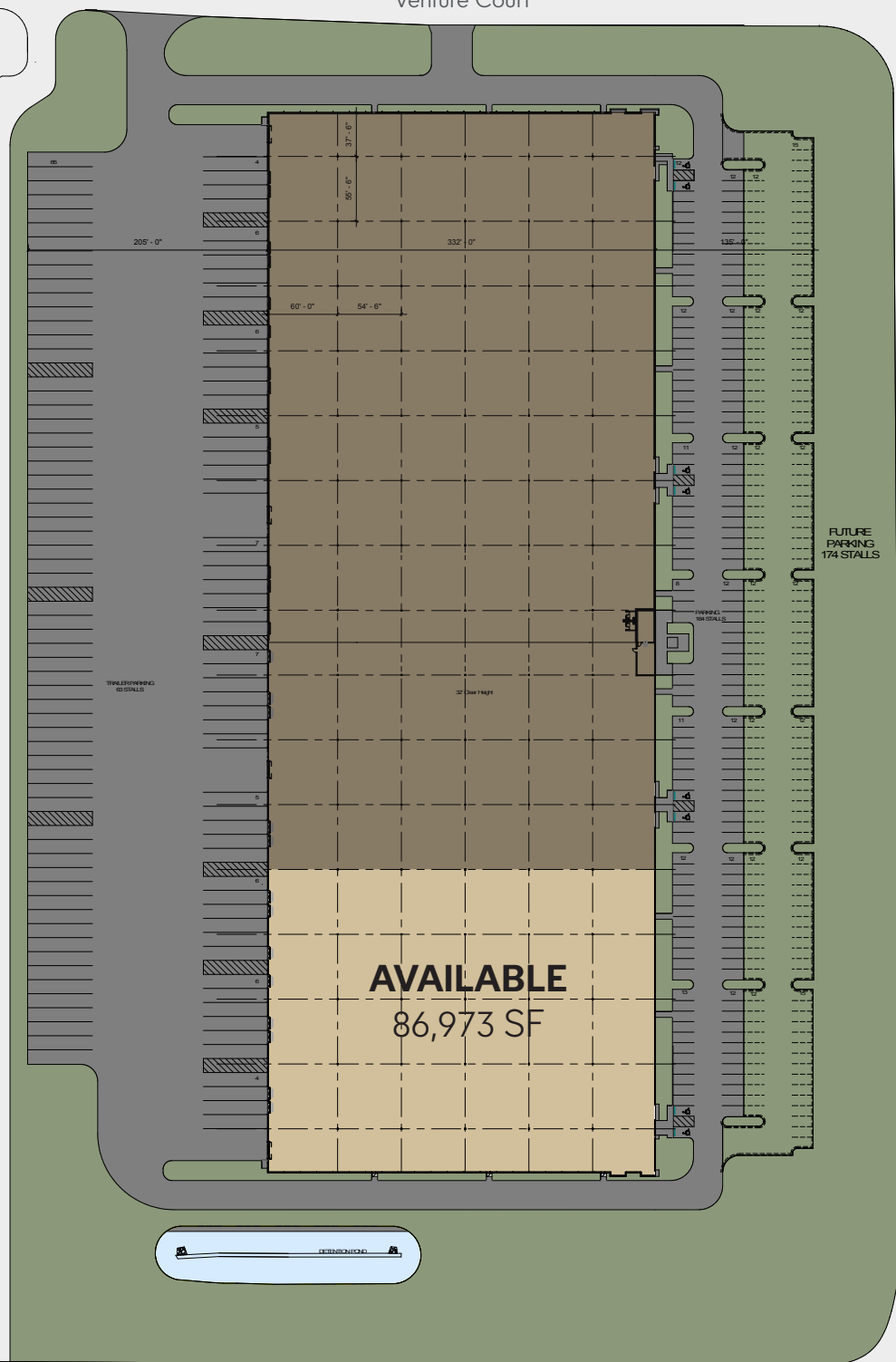
- Easy access to I-90/I-39 via WI-11
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled and unskilled workforce
- Professional ownership and property management



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Venture Court



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



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

Beloit Avenue

WI-11

CONTACT US.

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