

ZILBER INDUSTRIAL 4

Caledonia Corporate Park
Caledonia | Southeast Wisconsin | I-94 Corridor



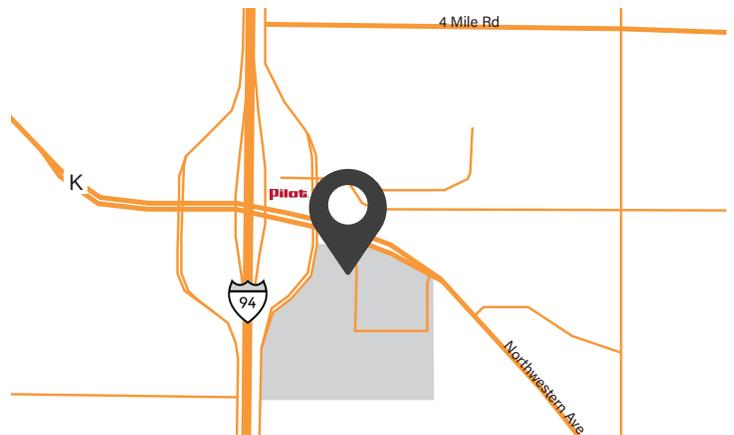
BUILDING INFORMATION

| | |
|-----------------|---|
| Available Space | 251,872 SF (Divisible) |
| Building Size | 251,872 SF |
| Office Space | To Suit |
| Clear Height | 32'-0" |
| Car Parking | 176 Spaces |
| Trailer Parking | 15 Spaces (On-Building) |
| Loading | 26 Docks (Expandable) 2 Drive-In Doors |
| Bay Size | 51' x 54' 60'-0" Speed Bay |
| Fire Protection | ESFR System |
| Power | 3,000 Amps (Expandable) |
| Lighting | High Bay LED Fixtures |
| Construction | Pre-Cast Panel |

AREA INFORMATION

Caledonia Corporate Park is a master-planned 90-acre industrial development, with capacity to construct up to 1.55M square feet of institutional-quality industrial space. Caledonia Corporate Park is strategically located along the I-94 Corridor in Racine County between Milwaukee, WI and Chicago, IL.

Zilber Industrial 4 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 TIMES

- 1 minute to I-94 via Northwestern Avenue
- 15 minutes to Milwaukee Mitchell International Airport
- 15 minutes to Wisconsin-Illinois Border
- 25 minutes to Zoo Interchange (I-94 & I-41)
- 50 minutes to Chicago O'Hare International Airport

ADDITIONAL INFORMATION

- Less than one mile to I-94 via Northwestern Avenue
- Low Wisconsin tax environment
- Pro-business economic climate
- Access to Racine County, metro Milwaukee & Kenosha County skilled and unskilled workforce
- Local, professional ownership & property management

