

ZILBER INDUSTRIAL 9

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

AVAILABLE
Warehouse | Manufacturing | E-Commerce



BUILDING INFORMATION

Available Space	302,047 SF (Divisible)
Building Size	302,047 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	166 Spaces (Expandable)
Trailer Parking	74 Spaces (Expandable)
Loading	26 Docks (Expandable) 4 Drive-In Doors
Bay Size	54'-7" x 55'-6" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

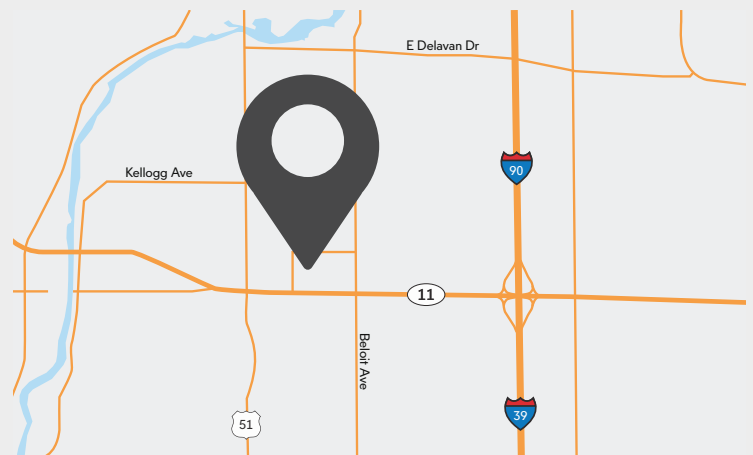
AREA INFORMATION

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 9 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas.

Zilber Industrial 9 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

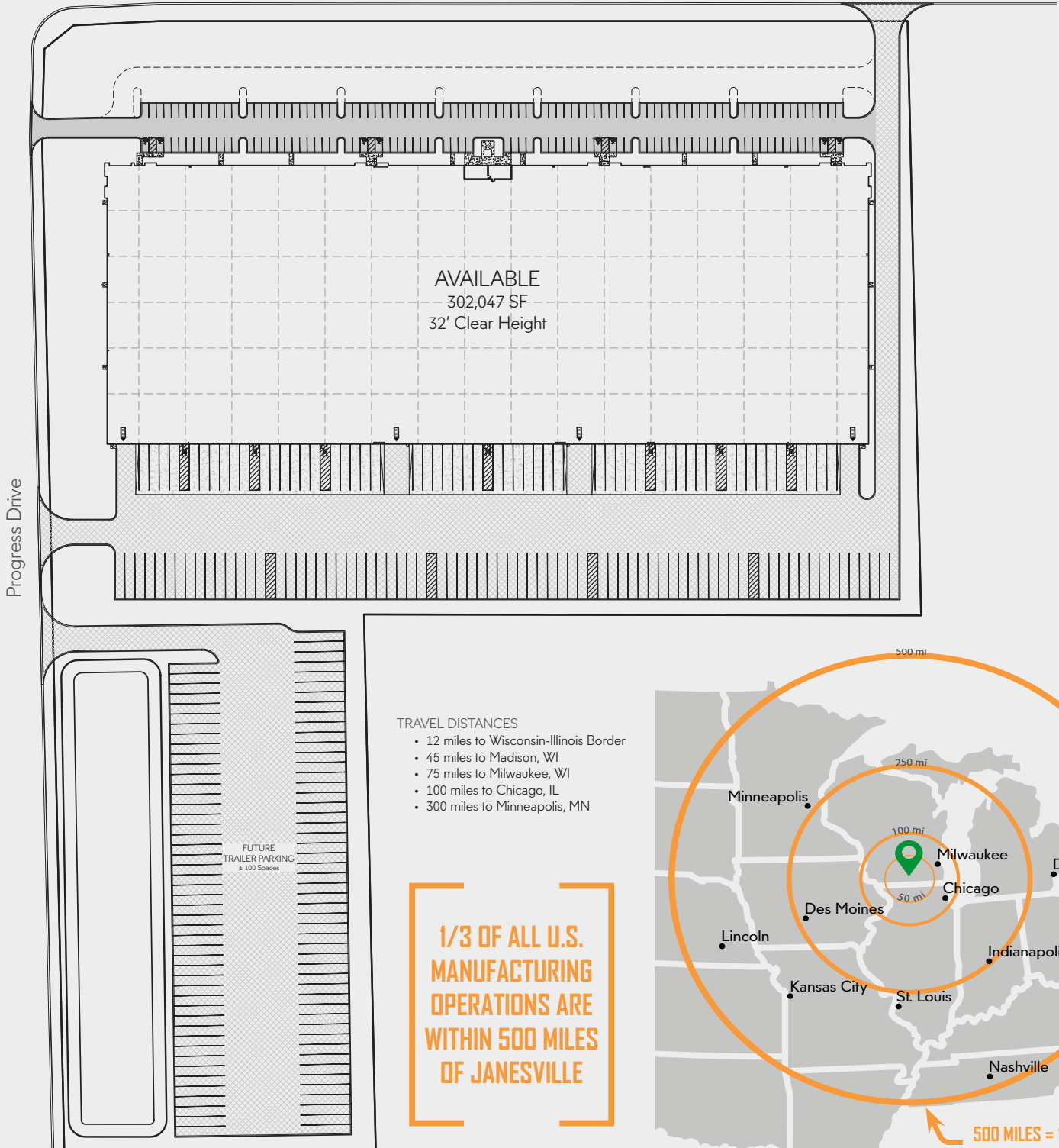
ZILBER
PROPERTY GROUPSM

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

ZILBER INDUSTRIAL 9

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

W. Venture Drive



AVAILABLE
302,047 SF
32' Clear Height

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

500 MILES = 1 DAY DRIVE FOR TRUCK DRIVER

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