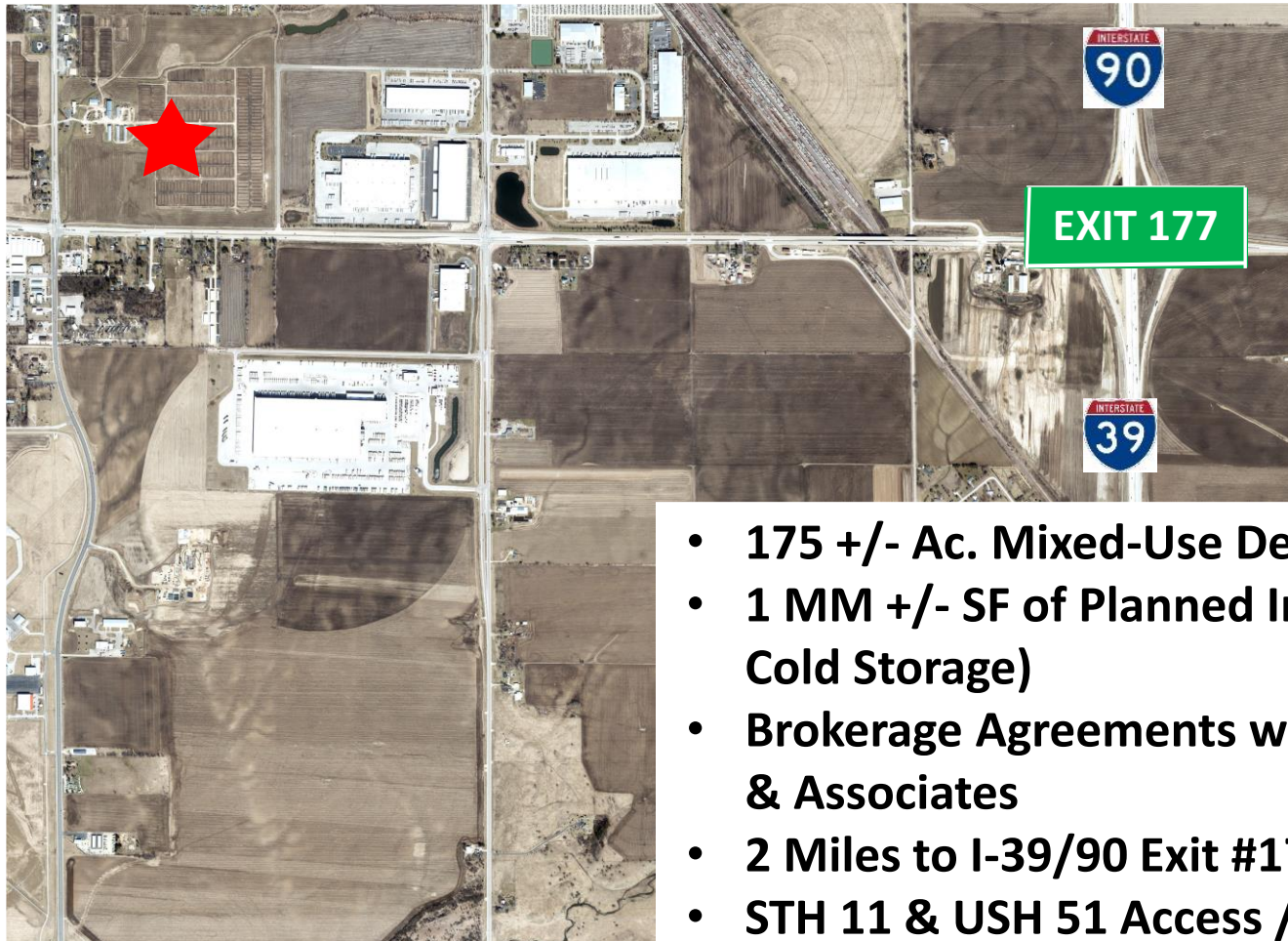




# Janesville Commerce Center (Janesville, WI)

- Total Available Acres: 100 (+/-)
  - ✓ Longitude & Latitude: 42.639238,-89.028735
  - ✓ List Price: TBD
  - ✓ Zoning: M1
  - ✓ Interstate Access: 2.5 Miles to I-39/90 (Exit #177)
  - ✓ Regional Stormwater System: Yes
  - ✓ Rail Service: No
  - ✓ Largest Contiguous Acreage: 100 (+/-)
  - ✓ Maximum Potential Expansion Acreage: NA
  - ✓ Contacts: Jim Larkin ([jim.larkin@colliers.com](mailto:jim.larkin@colliers.com) / 414.305.8662)  
Tom Condon ([tcondon@lee-associates.com](mailto:tcondon@lee-associates.com) / 773.355.3000)

# Janesville Commerce Center (2851 USH 51)



- 175 +/- Ac. Mixed-Use Development
- 1 MM +/- SF of Planned Industrial (including Cold Storage)
- Brokerage Agreements with Colliers and Lee & Associates
- 2 Miles to I-39/90 Exit #177
- STH 11 & USH 51 Access / Visibility

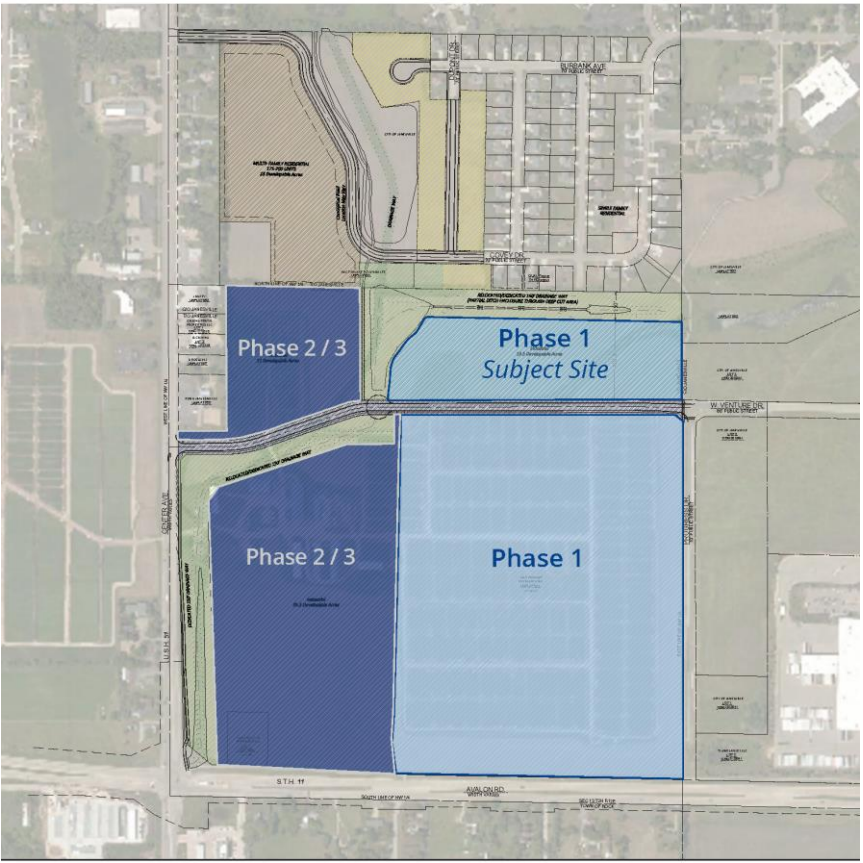
*This information was collected from primary and secondary data sources deemed reliable. Please note this information is subject to change without notice.*





Janesville Commerce Center | For Lease

Site Plan



Janesville Commerce Center | For Lease

Development Opportunities



Phase 1 of Janesville Commerce Center offers the opportunity of 1,000,000 SF of build-to-suit industrial buildings. Below are two opportunities to utilize the land.

**Opportunity One**  
The Phase 1 site has the ability to add many 20,000 - 50,000 SF buildings for smaller users if needed.

**Opportunity Two**  
If larger buildings desired, the additional Phase 1 space allows for a combination of multiple 250,000 SF buildings or one large building expanding the entire available site.

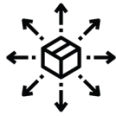
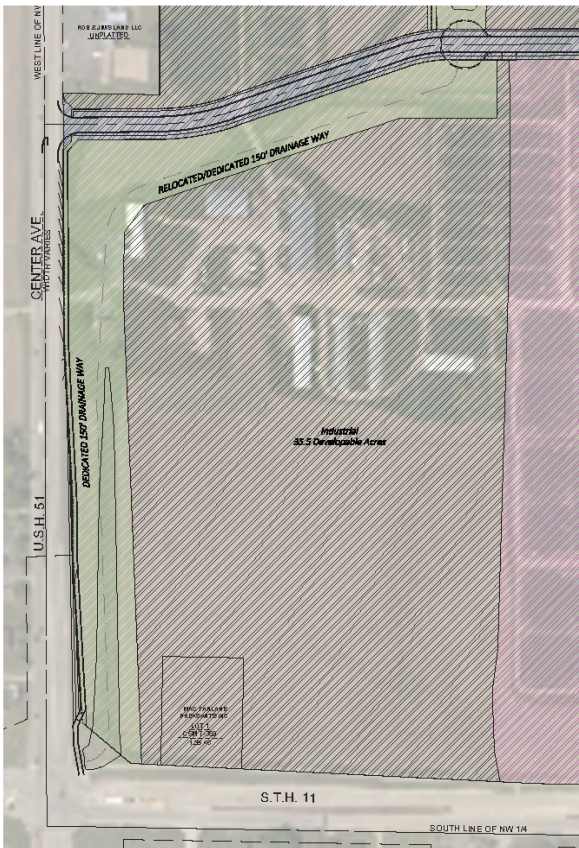


*\*Renderings are conceptual and do not reflect final product.*



AVAILABLE FOR LEASE  
MIDWEST COLD STORAGE  
2821 S. US HIGHWAY 51, JANESVILLE, WI

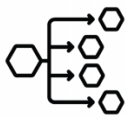
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Frozen Food  
Distribution Center**  
High Volume, Fast Turn, Service  
Critical. For shippers who need an  
advanced distribution center with a  
full range of distribution services



**Pool Distribution &  
Consolidation**  
For grocers and foodservice distributors  
in need of inbound management from a  
wide range of suppliers & For small to  
medium size shippers in need of more  
efficient distribution to their local,  
regional and national customers



**Full Warehouse &  
Distribution Option**  
With case pick component for DSD  
and store ready orders



**Product Metering**  
For those grocers and foodservice  
distributors in need of daily  
'metering' of a wide range of items  
for daily or hourly fulfillment  
requirements



**Standard PRW Business**  
For shippers of all sizes in need of  
traditional storage and handling



**Direct to Home  
Micro Fulfillment**  
For e-commerce shippers in need of  
frozen food fulfillment on local,  
regional and national scale