

1809 ADEL STREET

I-39/I-90 Corridor
Janesville | Rock County | Wisconsin

ZILBER
PROPERTY GROUP_{SM}



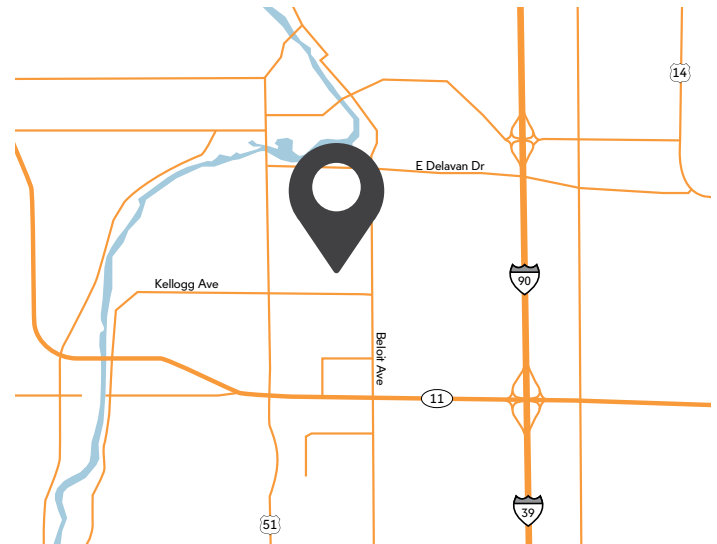
BUILDING INFORMATION

Available	Fall 2023
Building Size	284,776 SF
Office Space	20,000 SF±
Clear Height	20'-25'
Car Parking	286 Spaces
Trailer Parking	86 Spaces
Loading	28 Docks 2 Drive-In Doors
Bay Size	70' x 40' , 26' x 40'
Fire Protection	Yes
Power	4,000 amp 480v
Lighting	LED, T8
Construction	Masonry/Metal Panel

AREA INFORMATION

Located along the I-39/I-90 Corridor in Rock County, 1809 Adel Street features functional industrial space to warehouse, distribution and manufacturing users in the market. Strategically positioned in the upper Midwest, the facility offers superior logistical advantages to Milwaukee, WI, Madison, WI, Chicago, IL and Minneapolis, MN population centers.

LOCATION MAP



CONTACT US.

ZILBER PROPERTY GROUP
710 North Plankinton Avenue | Milwaukee, WI 53203
(414) 274-2623 | www.zilberpropertygroup.com

MICHAEL KLEBER
Director of Industrial Leasing
Michael.Kleber@Zilber.com | (414) 274-2648

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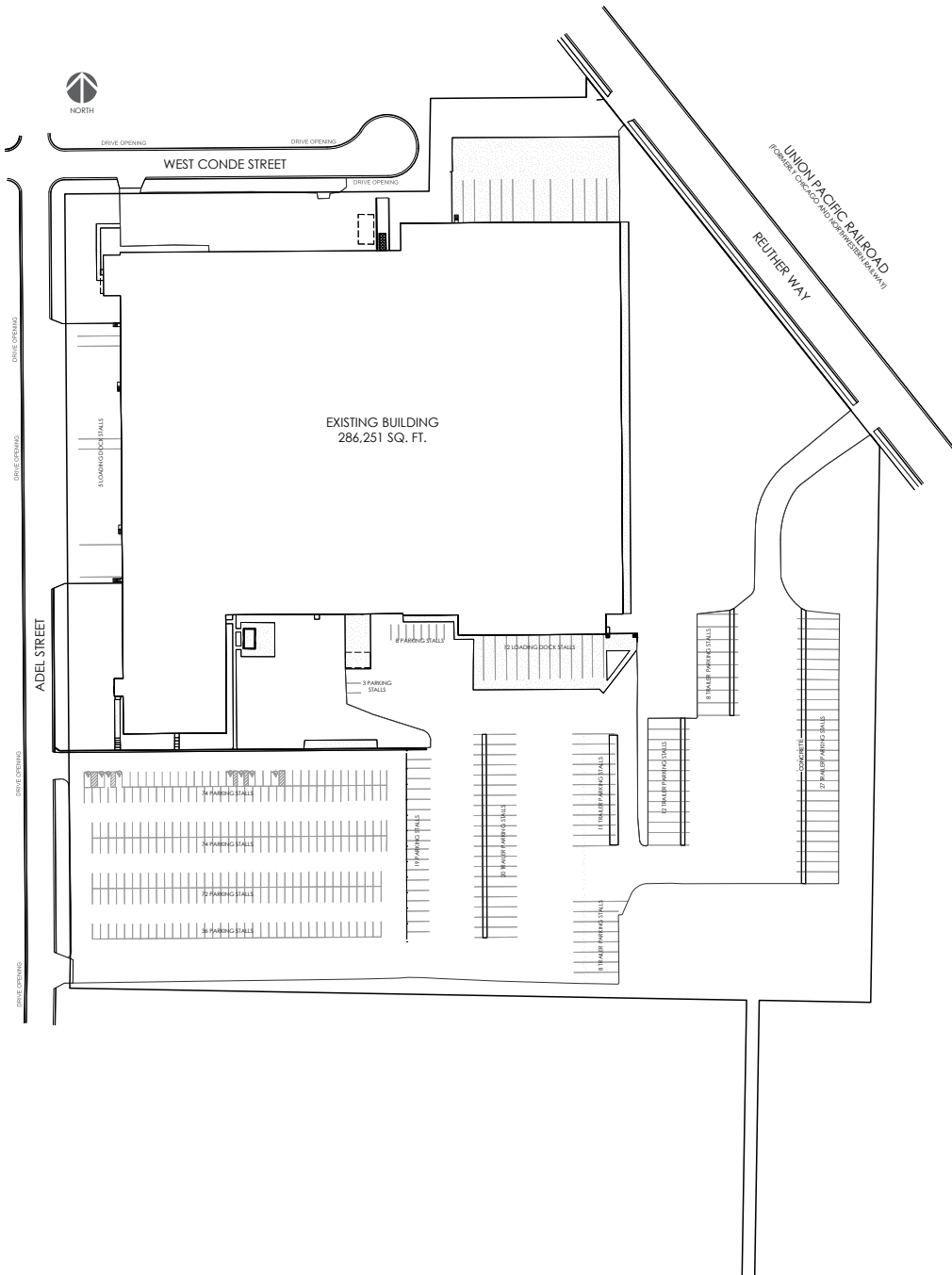


ADDITIONAL INFORMATION

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

TRAVEL TIMES

- Less than 3 miles to I-90/I-39 & WI-11 Interchange
- 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



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