

ZILBER INDUSTRIAL 3

Germantown Gateway Corporate Park
Germantown | Metro Milwaukee NW | I-41 Corridor

ZILBER
PROPERTY GROUPSM

**W210 N12855 Gateway Crossing
Germantown, WI 53076**



BUILDING INFORMATION

Available Space	146,080 SF (Divisible)
Building Size	204,373 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	184 Spaces
Trailer Parking	32 Spaces (On-Building)
Loading	22 Docks (Expandable) 4 Drive-In Doors
Bay Size	52'-6" x 54'-0" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

AREA INFORMATION

Germantown Gateway Corporate Park is a 140-acre institutional-quality industrial park strategically located one mile east of the I-41 and Holy Hill/CTH 167 interchange in Germantown, Wisconsin (Washington County).

Zilber Industrial 3 is a functionally-designed, Class A speculative industrial facility, capable of accommodating a variety of manufacturing, distribution and e-commerce users.

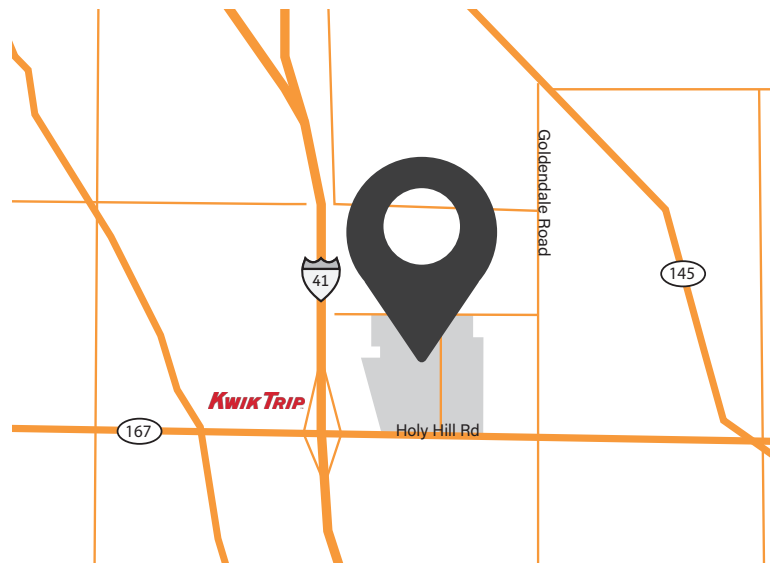
ADDITIONAL INFORMATION

- Less than one mile to I-41 via Holy Hill Road
- Pro-business environment
- Economic development incentives available
- Access to northwest metro Milwaukee skilled and unskilled workforce (Washington, Milwaukee, Waukesha & Ozaukee Counties)
- Local, professional ownership & property management

TRAVEL TIMES

- 15 minutes to Zoo Interchange (I-94 & I-41)
- 20 minutes to Marquette Interchange (I-94 & I-43)
- 25 minutes to downtown Milwaukee
- 30 minutes to Milwaukee Mitchell International Airport

LOCATION MAP



SITE PLAN

