

ZILBER INDUSTRIAL 6

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

ZILBER
PROPERTY GROUPSM

**W210 N12995 Gateway Crossing
Germantown, WI 53076**



BUILDING INFORMATION

| | |
|-----------------|---|
| Available Space | 233,482 SF (Divisible) |
| Building Size | 233,482 SF |
| Office Space | To Suit |
| Clear Height | 32'-0" |
| Car Parking | 240 Spaces (Expandable) |
| Trailer Parking | 30 Spaces (On-Building) |
| Loading | 24 Docks (Expandable) 2 Drive-In Doors |
| Bay Size | 50'-0" 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

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 6 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

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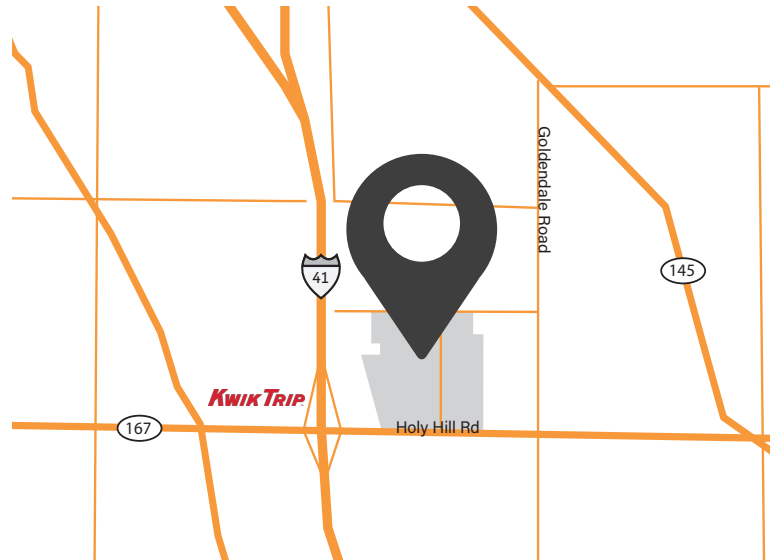
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TRAVEL TIMES

- 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

