

# ZILBER INDUSTRIAL 11

Innovation Drive | Janesville, WI  
Rock County | I-39/I-90 Corridor

AVAILABLE  
Warehouse | Manufacturing | E-Commerce



## BUILDING INFORMATION

Available Space	286,420 SF (Divisible)
Building Size	286,420 SF
Office Space	To Suit
Clear Height	32'-0"
Car Parking	222 Spaces (Expandable)
Trailer Parking	126 Spaces
Loading	28 Docks (Expandable) 4 Drive-In Doors
Bay Size	55'-0" x 49'-10" 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel

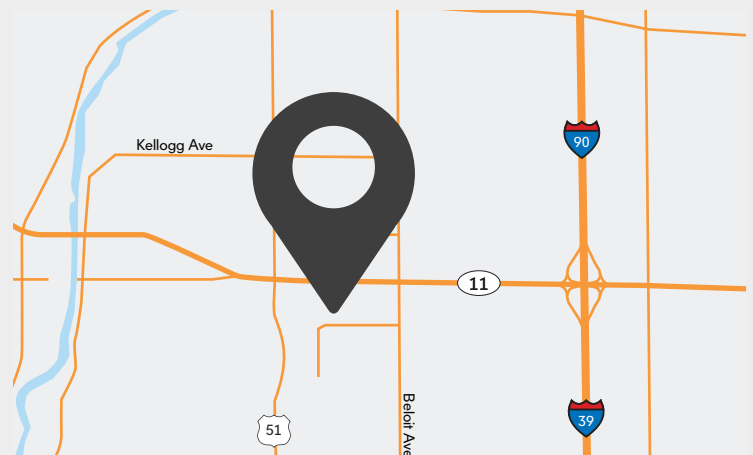
## AREA INFORMATION

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 11 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas.

Zilber Industrial 11 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



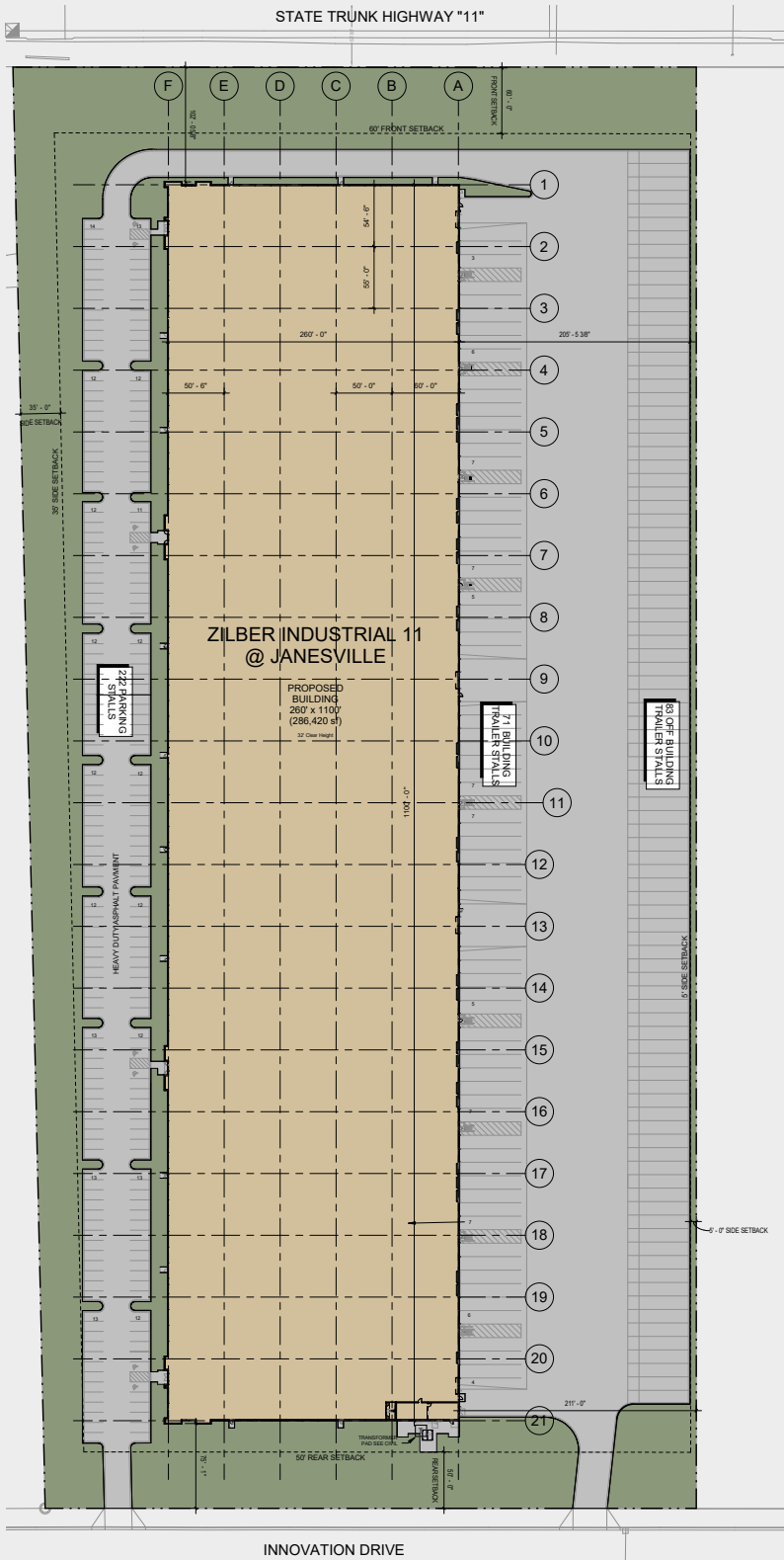
Owned and operated by

**ZILBER**  
PROPERTY GROUP<sup>SM</sup>

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(414) 274-2623

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**1/3 OF ALL U.S. MANUFACTURING OPERATIONS ARE WITHIN 500 MILES OF JANESVILLE**

### 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

**CONTACT US.**  
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