



## BUILDING INFORMATION

Building Size	70,174 SF
Available Space	5,204 SF
Max. Contiguous	5,204 SF
Clear Height	18'-0"
Lighting	LED
Loading	1 Dock or 1 Ramped Drive-In Door
Zoning	I-2 Heavy Industrial

## AREA INFORMATION

Falls Commerce Center III is located within the Northwest Business Park along Silver Spring Drive in Menomonee Falls.

### ADDITIONAL INFORMATION

- 1 mile to I-41 via Silver Spring Drive
- Low Waukesha County real estate taxes
- Access to large Milwaukee County and Waukesha County skilled and unskilled labor force
- High-quality showroom space
- Local, professional ownership and property management

### TRAVEL TIMES

- 25 minutes to Mitchell International Airport
- 20 minutes to downtown Milwaukee
- 10 minutes from Zoo Interchange (I-41 and I-94)
- 10 minutes to Milwaukee County Regional Medical Center

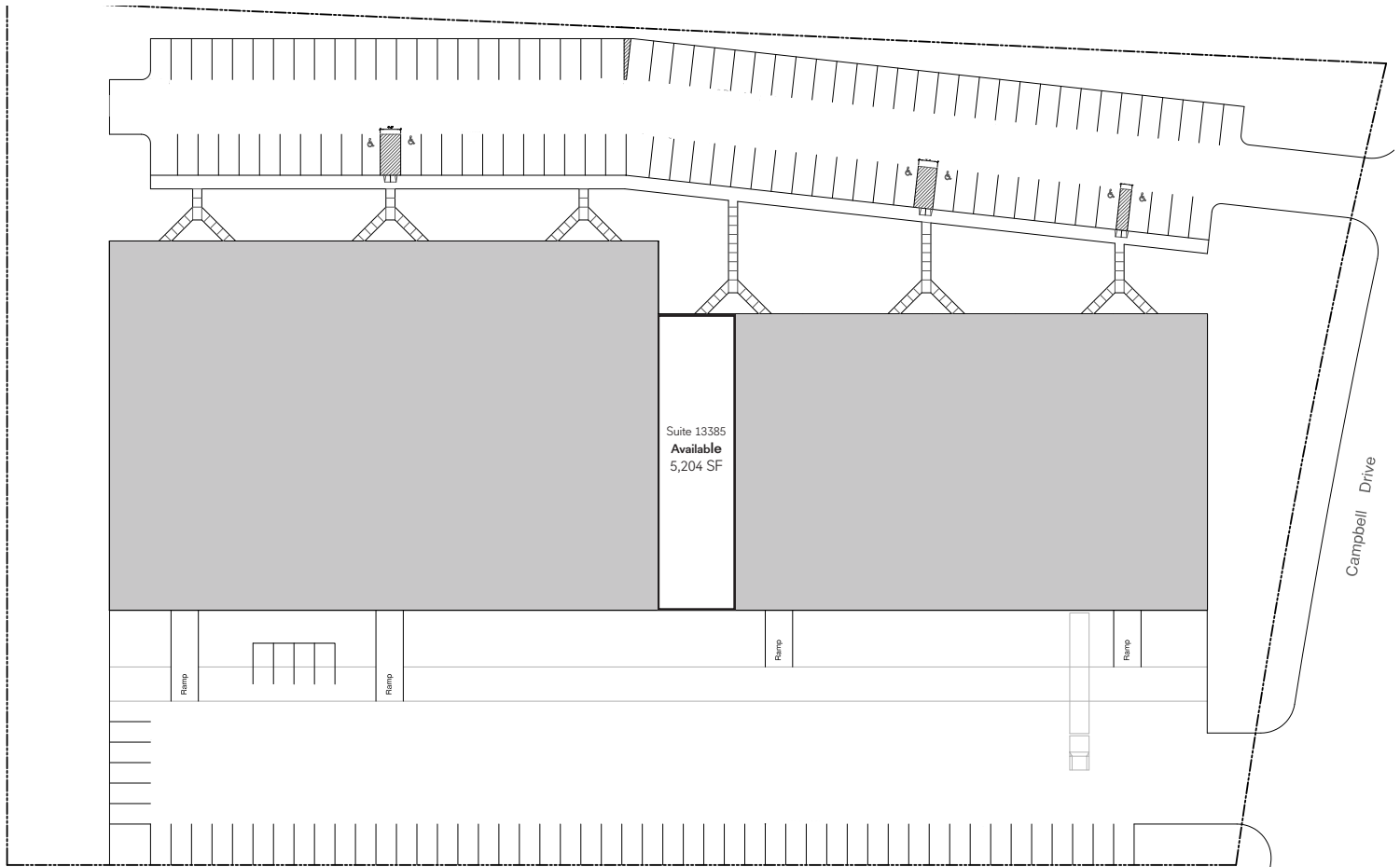
For more information visit [www.zilberpropertygroup.com](http://www.zilberpropertygroup.com)

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## SITE PLAN

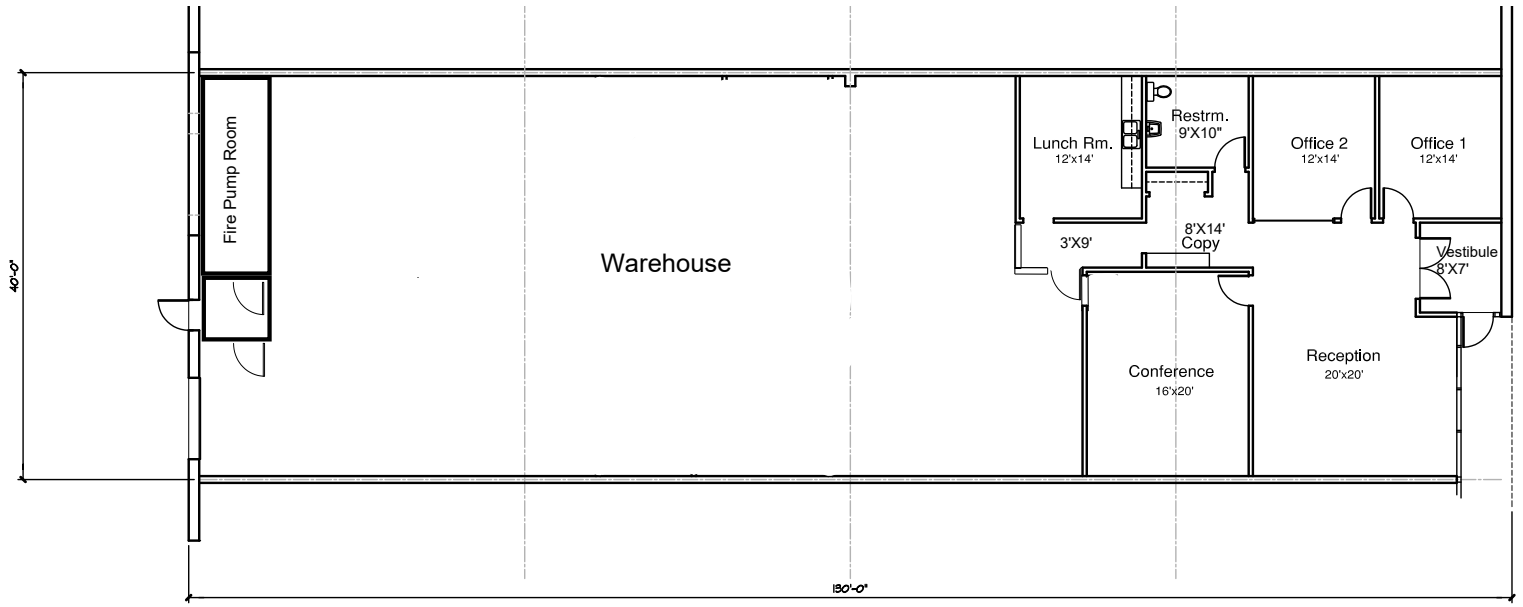


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## FLOOR PLAN



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