



For Sublease - 286,420 SF

Andy Lubinski, SIOR

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Trevor Brandvold

Associate
+1 612 816 4875
trevor.brandvold@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

400 Innovation Dr
Janesville, WI 53546

Class A Warehouse/Distribution For Sublease:

- Conveniently located along I-90/I-39 providing strategic access to Milwaukee, Madison, and Chicago
- Modern 32' Clear height
- Ample loading and trailer parking provide for great warehouse & distribution use
- Sublease Term: 2.5 years (current – June 30, 2028)

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For Sublease

Property Highlights

Address: 400 Innovation Dr, Janesville, WI 53546

PID: 0413300011

Building SF: 286,420 SF

Lot Size: 17.51 Acres

Year Built: 2023

Loading: 28 Dock Doors, 2 Drive-in Doors

Bay Size: 49' 10" x 55' & 60' Speed Bay

Power: 3,000 Amps

Lighting: High Bay LED Fixtures

Clear Height: 32'

Floor Thickness: 6"

Construction: Reinforced Concrete

Fire Protection: ESFR

Parking: 222 Surface Spaces

Trailer Parking: 126 Spaces

Estimated Taxes: \$1.13/SF

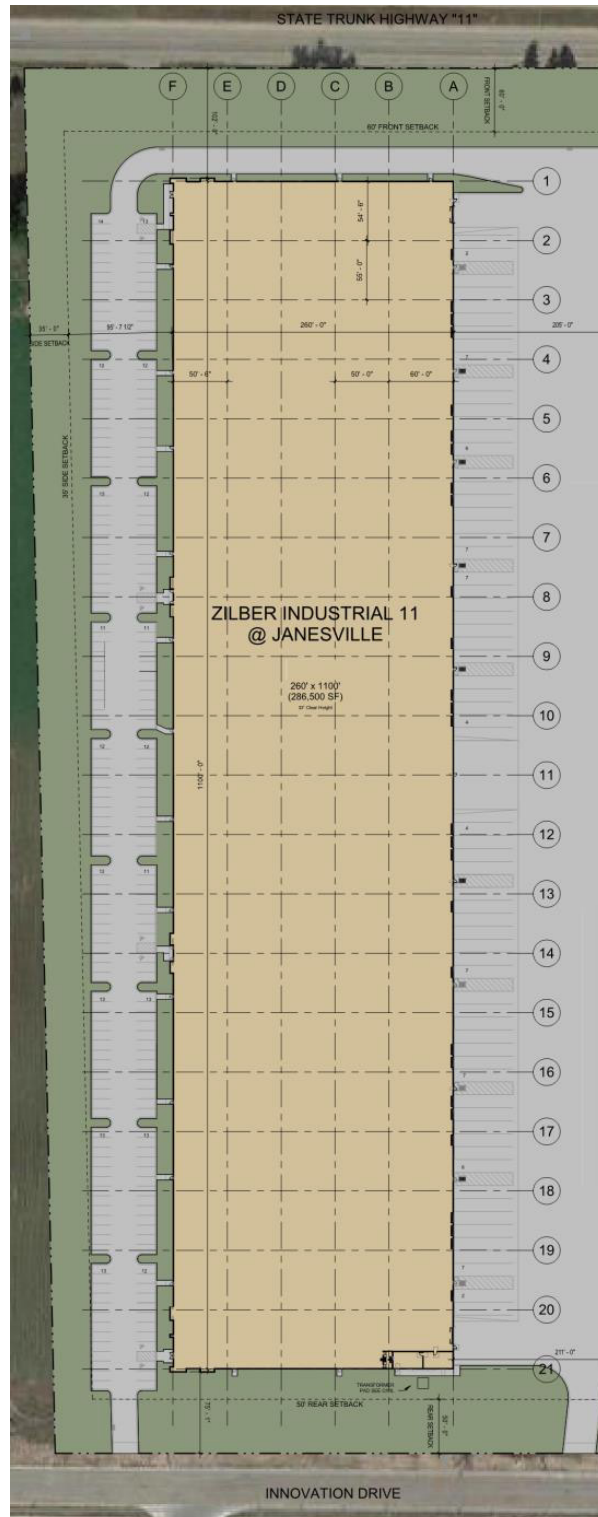
Estimated CAM: \$0.50/SF

Sublease Rate: \$4.95/SF NNN

Sublease Term: 2.5 years (current - June 30, 2028)



Floor Plan



Location Overview

Rock County



164,616 (2025)

Population



67.40% of population
between ages 19-75

Workforce



\$76,973 (2025)

Median
Household
Income

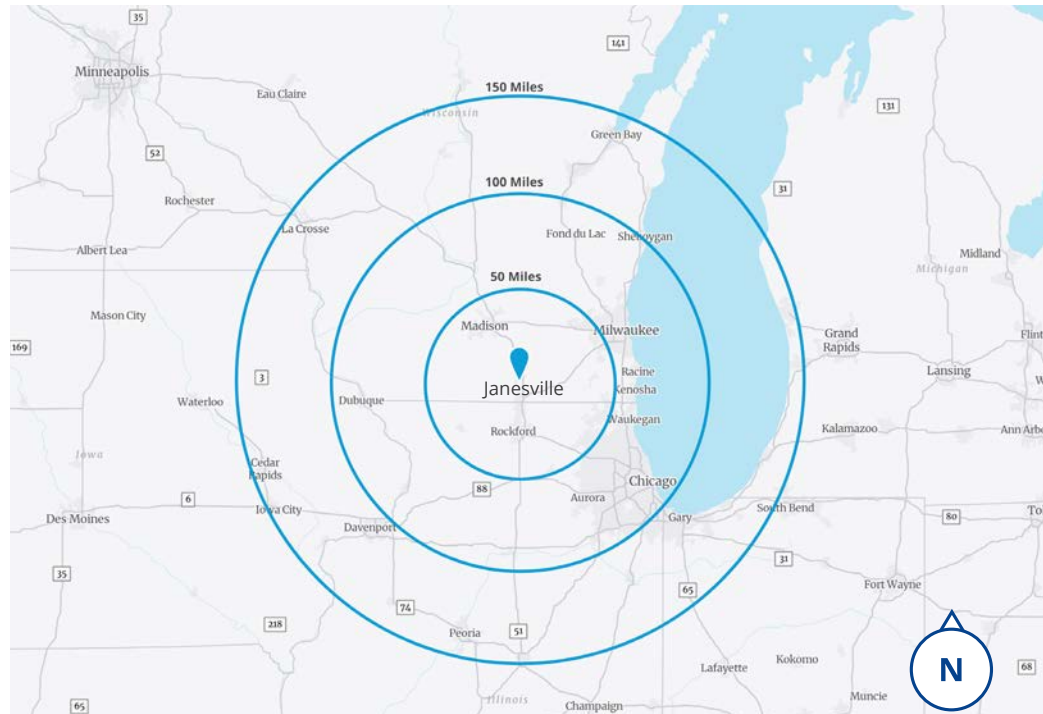
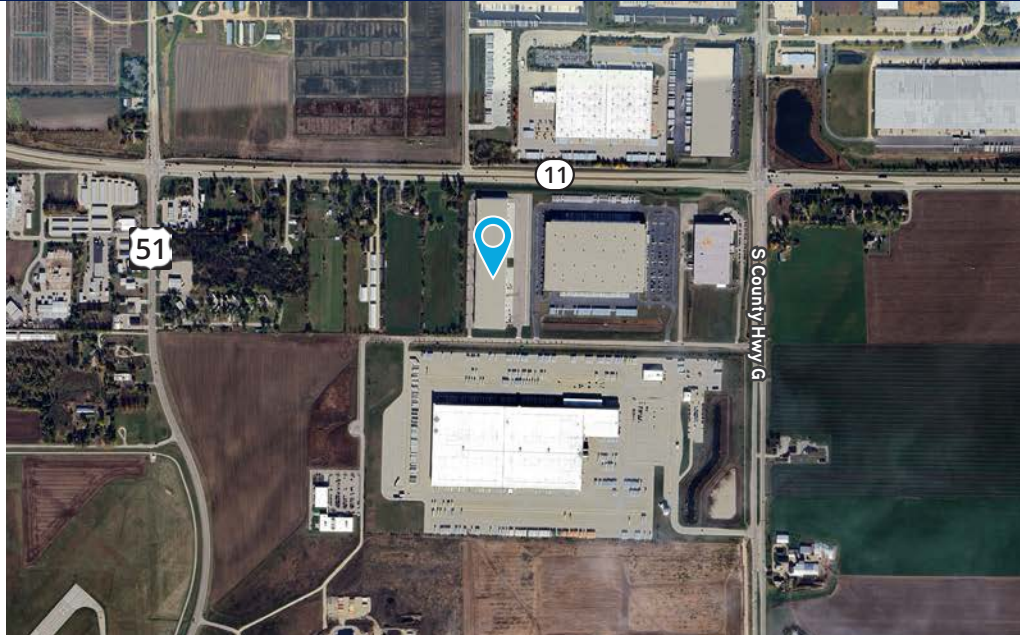


5,307 (2025)

Businesses

Web Links

[Rock County](#)
[Janesville, WI](#)



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