

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	44,391 SF
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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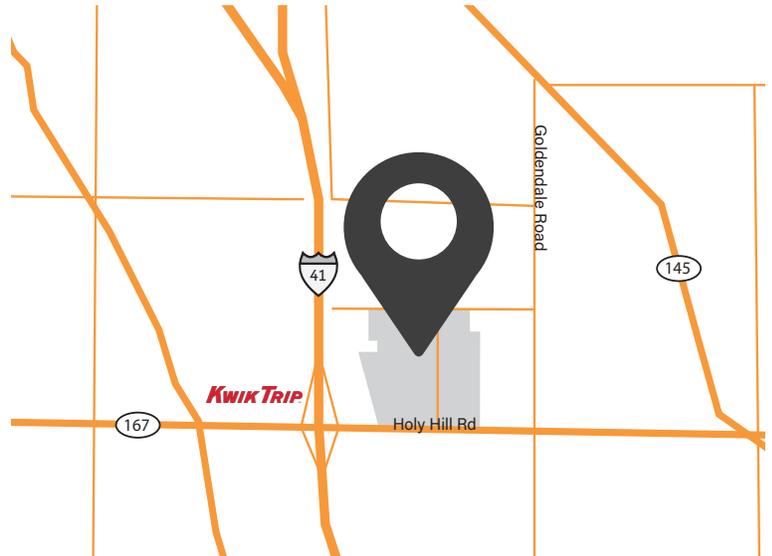
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TRAVEL TIMES

- 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

