

# 1809 ADEL STREET

I-39/I-90 Corridor  
Janesville | Rock County | Wisconsin

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



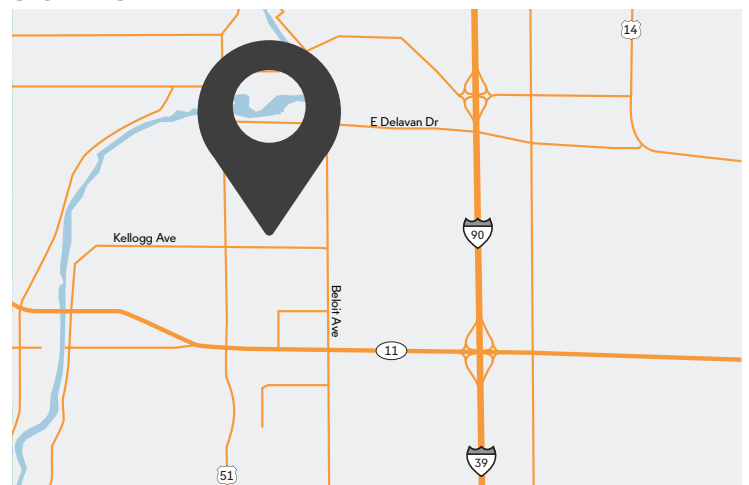
## BUILDING INFORMATION

Available	Now
Building Size	284,776 SF
Office Space	20,000 SF±
Clear Height	20'-25'
Car Parking	286 Spaces
Trailer Parking	86 Spaces
Loading	28 Docks 2 Drive-In Doors
Bay Size	70' x 40' , 26' x 40'
Fire Protection	Yes
Power	4,000 amp 480v
Lighting	LED
Construction	Masonry/Metal Panel

## AREA INFORMATION

Located along the I-39/I-90 Corridor in Rock County, 1809 Adel Street features functional industrial space for warehouse, distribution and manufacturing users in the market. Strategically positioned in the upper Midwest, the facility offers superior logistical advantages to Milwaukee, WI, Madison, WI, Chicago, IL and Minneapolis, MN population centers.

### LOCATION MAP



## CONTACT US

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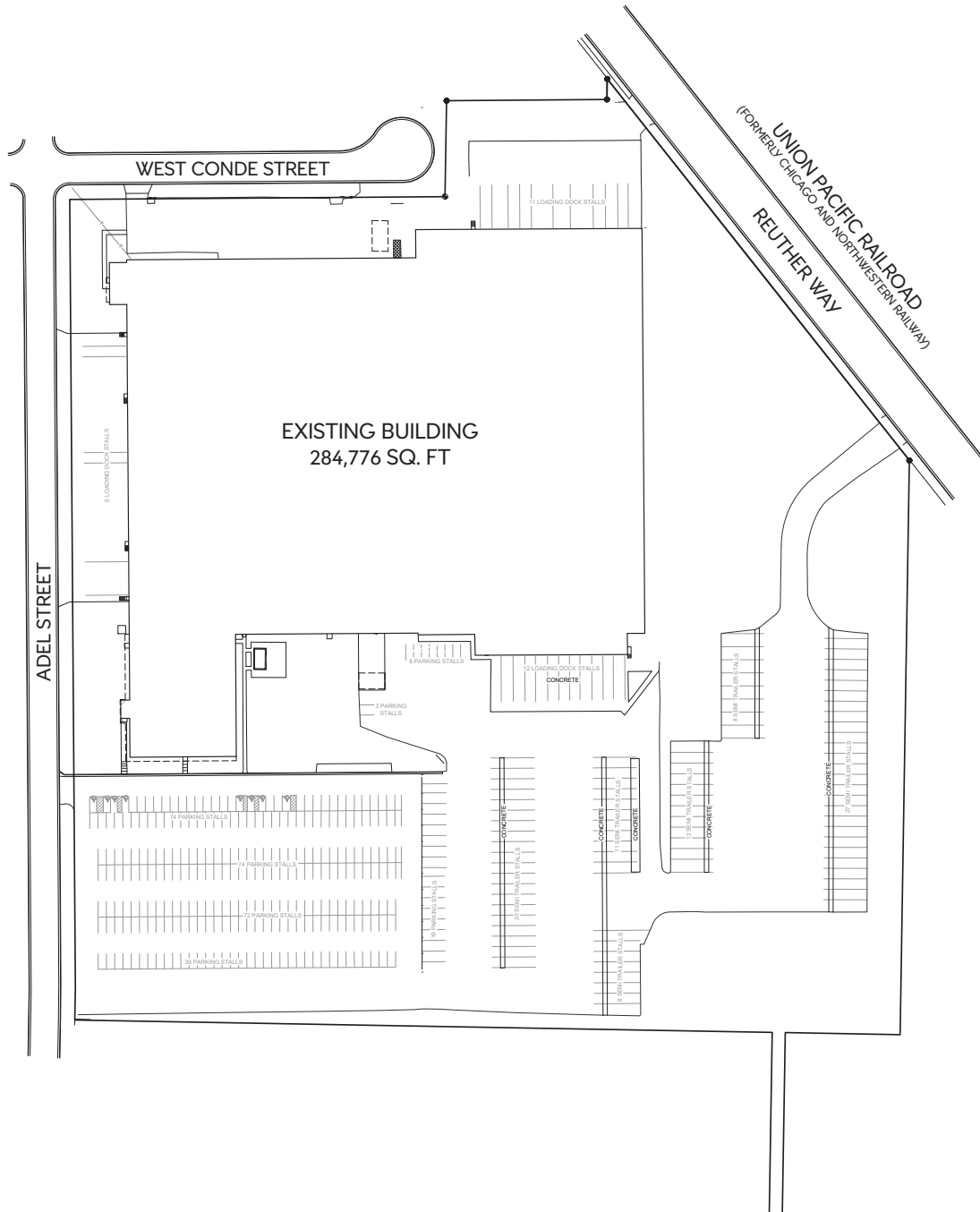
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## ADDITIONAL INFORMATION

- Truck court available
- Easy access to I-90/39 via WI-11
- Low Wisconsin tax environment
- Stable, pro-business economic climate
- Access to ample skilled & unskilled workforce
- Professional ownership & property management

## TRAVEL TIMES

- Less than 3 miles to I-90/I-39 & WI-11 Interchange
- 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



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