

**CLASS A INDUSTRIAL SPACE
AVAILABLE 2025**



A Development By:

ZILBER
PROPERTY GROUPSM



**JANESVILLE
INNOVATION PARK**

PROPERTY SUMMARY

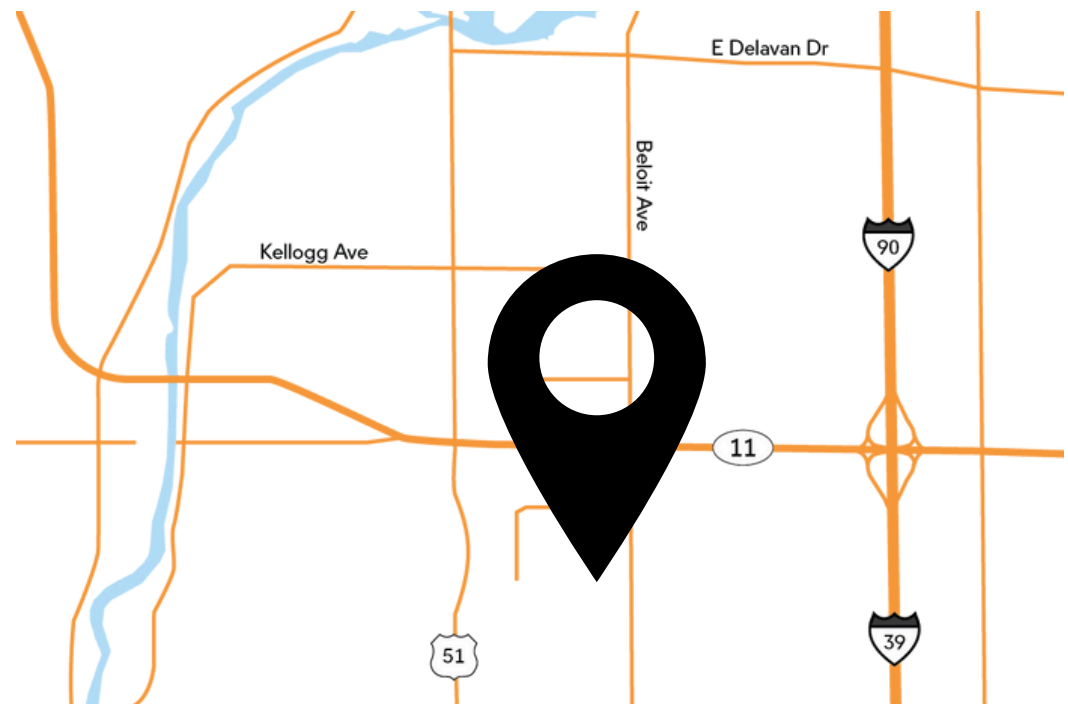
Janesville Innovation Park is a master-planned, multi-phase Class A industrial development. Designed with flexibility in mind, the park offers a variety of building sizes to accommodate manufacturing, distribution, and e-commerce users alike. The park features both speculative buildings and build-to-suit opportunities, making it an ideal location for businesses looking to grow or locate in a high-quality setting.

LOCATION OVERVIEW

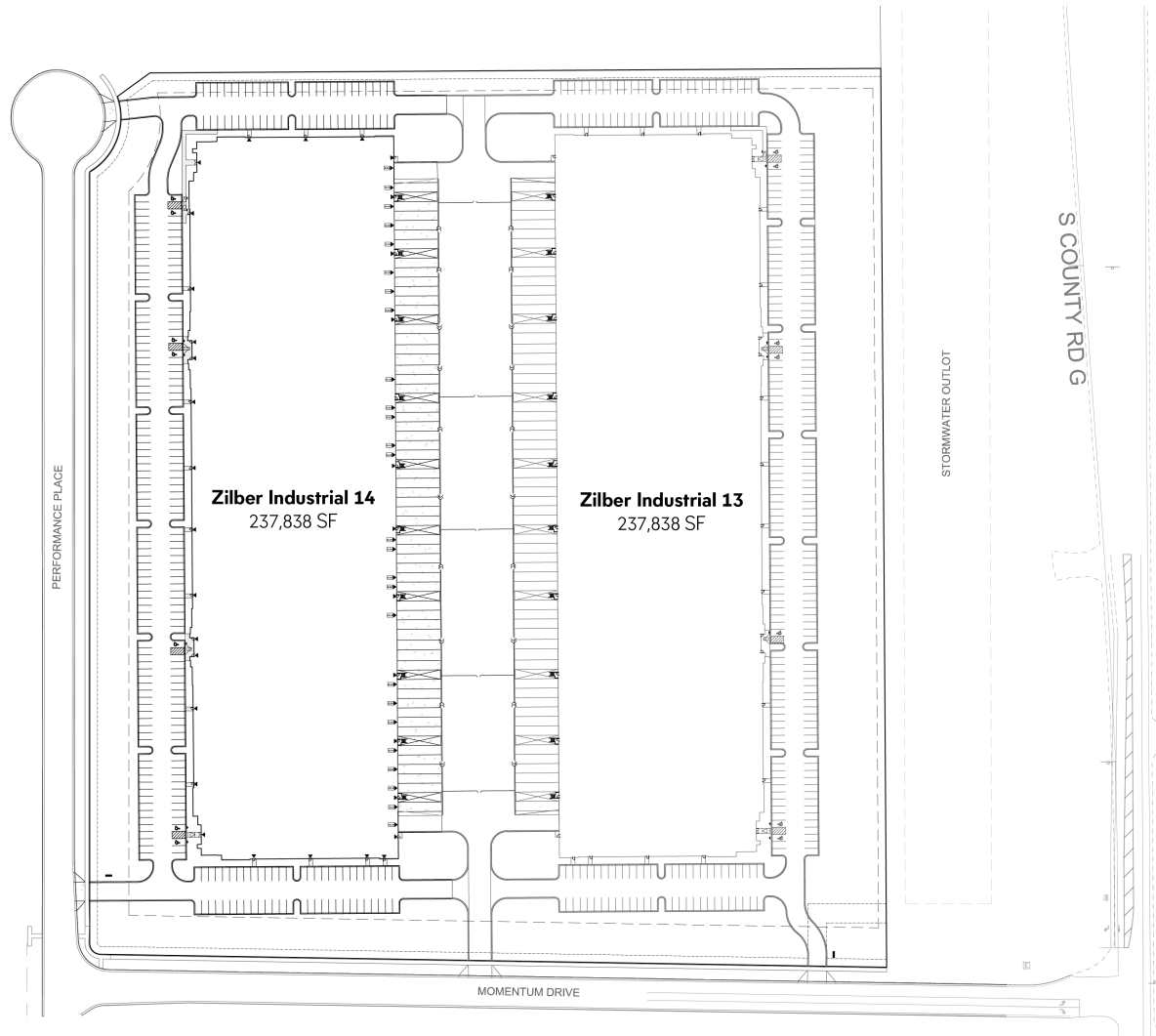
The park is strategically located near the Wisconsin-Illinois border with convenient access to major interstates, making it easy to reach key Midwest markets. Its central location offers distribution advantages and access to a strong regional workforce.

TRAVEL DISTANCES

- 2 Miles to I-90/I-39
- 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



SITE PLAN PHASE 1



BUILDING HIGHLIGHTS

Zilber Industrial 13 and 14

Available Space	237,838 SF (Divisible)
Building Size	237,838 SF
Building Dimensions	260' x 918'
Office Space	To Suit
Clear Height	32'-0"
Car Parking	293 Spaces
Trailer Parking	32 Spaces (On-Building)
Loading	24 Docks (Expandable) 2 Drive-In Doors
Bay Size	50' x 54' 60'-0" Speed Bay
Fire Protection	ESFR System
Power	3,000 Amps (Expandable)
Lighting	High Bay LED Fixtures
Construction	Pre-Cast Panel



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 local ownership and property management

CONTACT US

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ABOUT ZILBER PROPERTY GROUP

Zilber Property Group is a privately held commercial real estate company focused on creating high-quality industrial developments in strategic markets throughout Wisconsin. With decades of experience and a long-term ownership approach, Zilber delivers build-to-suit, speculative, and investment properties tailored to meet the needs of modern industrial users.

