

# ZILBER INDUSTRIAL 2

Caledonia Corporate Park  
Caledonia | Southeast Wisconsin | I-94 Corridor

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

4300 Carly Avenue, Caledonia, WI 53216



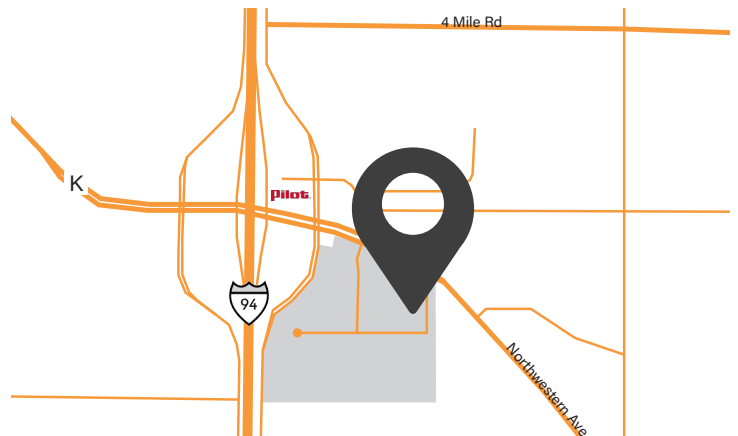
## BUILDING INFORMATION

|                 |   |
|-----------------|---|
| Available Space | 142,560 SF (Divisible)                    |
| Building Size   | 142,560 SF                                |
| Office Space    | To Suit                                   |
| Clear Height    | 32'-0"                                    |
| Car Parking     | 118 Spaces                                |
| Trailer Parking | 18 Spaces (On-Building)                   |
| Loading         | 15 Docks (Expandable)<br>2 Drive-In Doors |
| Bay Size        | 45'-0" x 54'-0"<br>60'-0" Speed Bay       |
| Fire Protection | ESFR System                               |
| Power           | 3,000 Amps (Expandable)                   |
| Lighting        | High Bay LED Fixtures                     |
| Construction    | Pre-Cast Panel                            |

## AREA INFORMATION

Caledonia Corporate Park is a master-planned 90-acre industrial development, with capacity to construct up to 1.55M square feet of institutional-quality industrial space. Caledonia Corporate Park is strategically located along the I-94 Corridor in Racine County between Milwaukee, WI and Chicago, IL.

Zilber Industrial 2 is a functionally-designed, Class A speculative industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.



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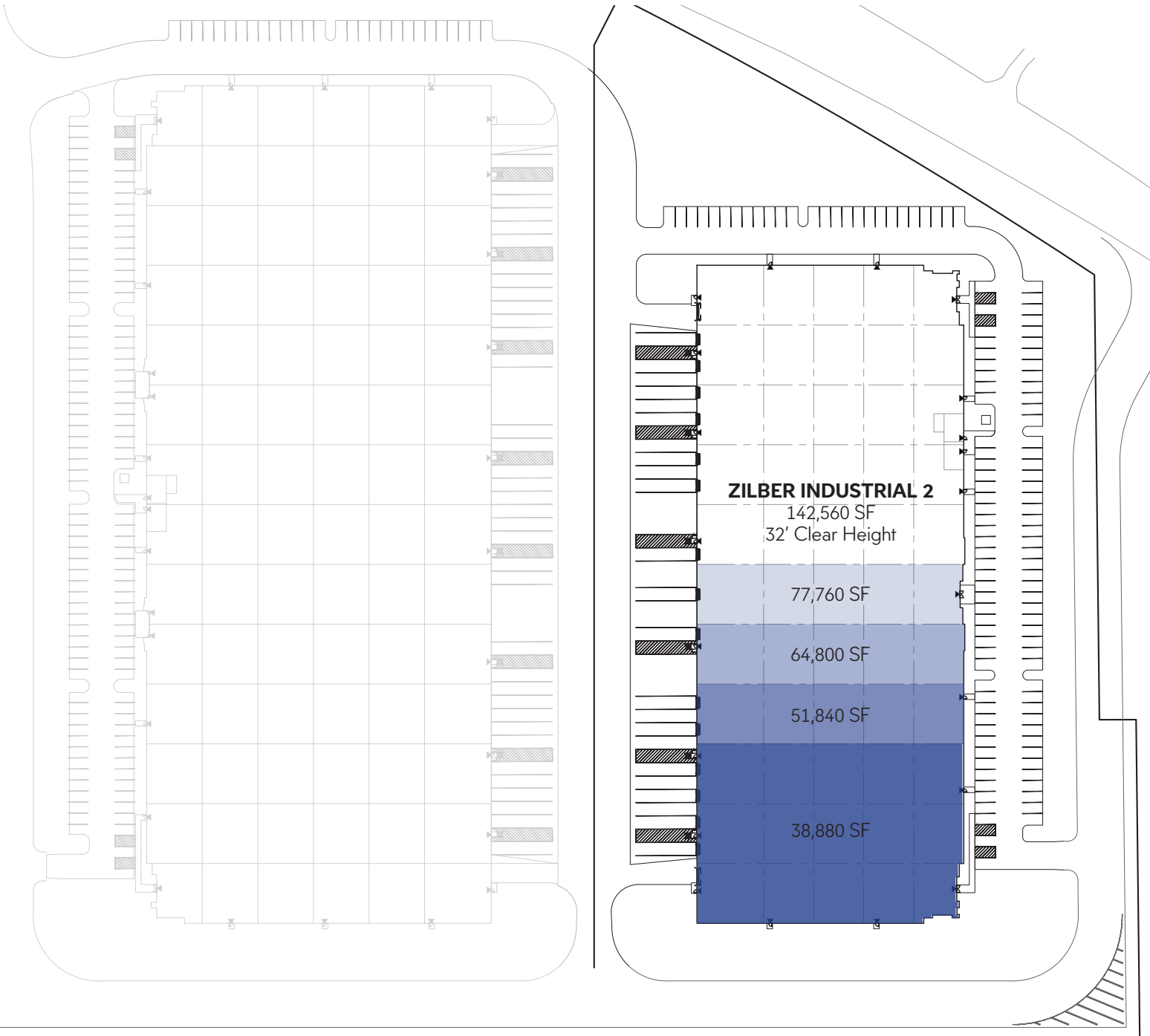


## TRAVEL TIMES

- 15 minutes to Milwaukee Mitchell International Airport
- 15 minutes to Wisconsin-Illinois Border
- 25 minutes to Zoo Interchange (I-94 & I-41)
- 50 minutes to Chicago O'Hare International Airport

## ADDITIONAL INFORMATION

- Less than one mile to I-94 via Northwestern Avenue
- Low Wisconsin tax environment
- Pro-business economic climate
- Access to Racine County, metro Milwaukee & Kenosha County skilled and unskilled workforce
- Local, professional ownership & property management



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