

ZILBER INDUSTRIAL 4

200 W. Venture Drive
Janesville | South-Central Wisconsin | I-90/I-39 Corridor



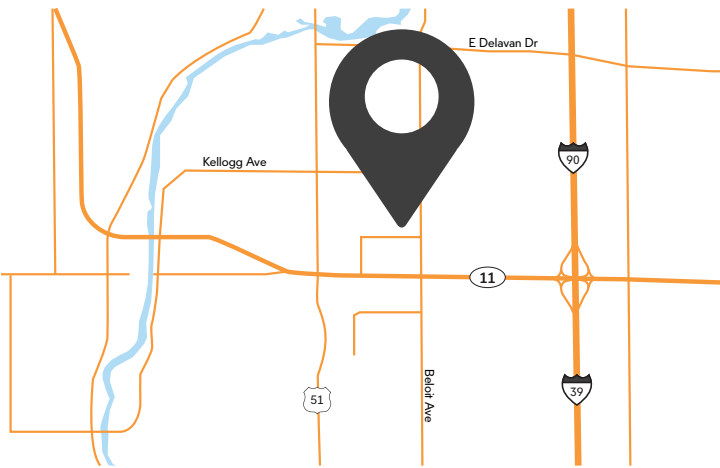
BUILDING INFORMATION

Available Space	102,463 SF
Building Size	179,220 SF
Clear Height	32'-0"
Office Space	2,900 SF
Car Parking	143 Total Spaces (Expandable)
Trailer Parking	16 Spaces (On-Building)
Loading	11 Docks (Expandable) 1 Drive-In Door
Bay Size	53'-4" 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

Located along the I-90/I-39 corridor in Janesville, Wisconsin, Zilber Industrial 4 provides strategic access to Milwaukee, WI, Madison, WI and Chicago, IL metropolitan areas.

Zilber Industrial 4 is a functionally-designed, Class A industrial building, capable of accommodating a variety of manufacturing, distribution and e-commerce users.

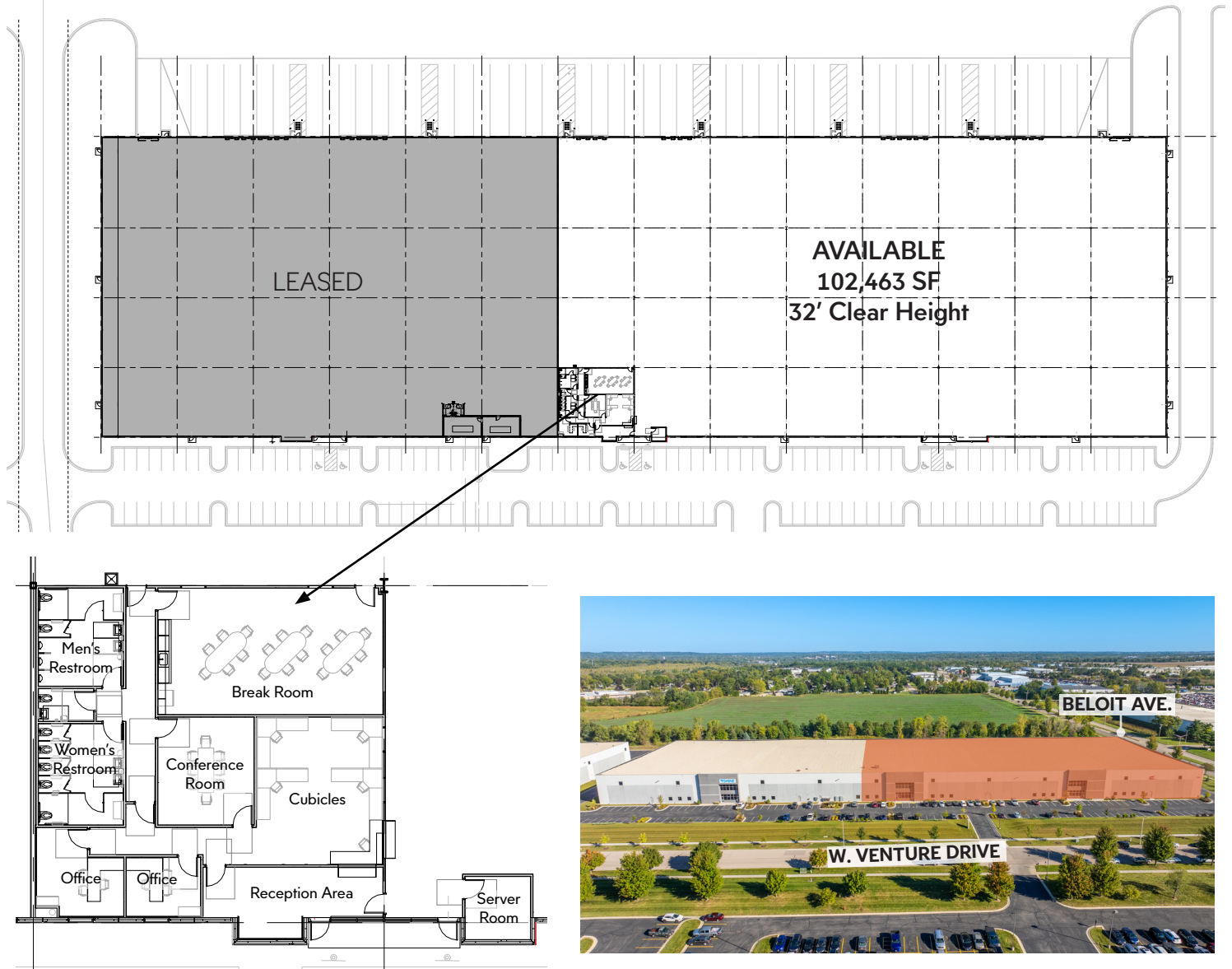


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SITE PLAN



TRAVEL DISTANCES - KEY METRO AREAS

- 12 miles to Illinois Border
- 45 miles to Madison, WI
- 75 miles to Milwaukee, WI
- 100 miles to Chicago, IL
- 300 miles to Minneapolis, MN

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 ownership and property management

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