

# Industrial/Flex Space for Lease

**Juiris West Towne**  
**3690 - 3700**  
**Commerce Drive**

MADISON, WI 53719

**Price: \$8.75 per/sf**  
**Modified gross**



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# PROPERTY SUMMARY

3690 - 3700 COMMERCE DRIVE

## Property Summary

Building SF:	36,000
Price / SF:	\$8.75 psf
Lease Type:	Modified Gross
Date Available:	November 1, 2023
Municipality:	Town of Middleton
Lease Term:	3-15 months
Sprinklers:	None

## Property Overview

Two flex industrial buildings for lease. Near West Towne and Menards West.

-Space 1: 3690 Commerce Drive, #1 - 7,000 SF, 1 - (12'x14') drive in door, 16' clear height, radiant heat

-Space 2: 3690 Commerce Drive, #2 - 11,607 SF, 2 docks and 1 (12' x 12') drive in door, 24' clear height. Racking available

Space 3: 3700 Commerce Drive, 12,000 SF footprint (80' x 150'), includes approximately 2,500 sf of office space on two floors, 8 - (12' x 12') drive-in doors and a secure fire-proof vault.

## Location Overview

In close proximity to Mineral Point Road and the Beltline Highway and only 15 minutes away from the University of Wisconsin - Madison.



# PROPERTY PHOTOS

3690 - 3700 COMMERCE DRIVE



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# PROPERTY PHOTOS

3690 - 3700 COMMERCE DRIVE



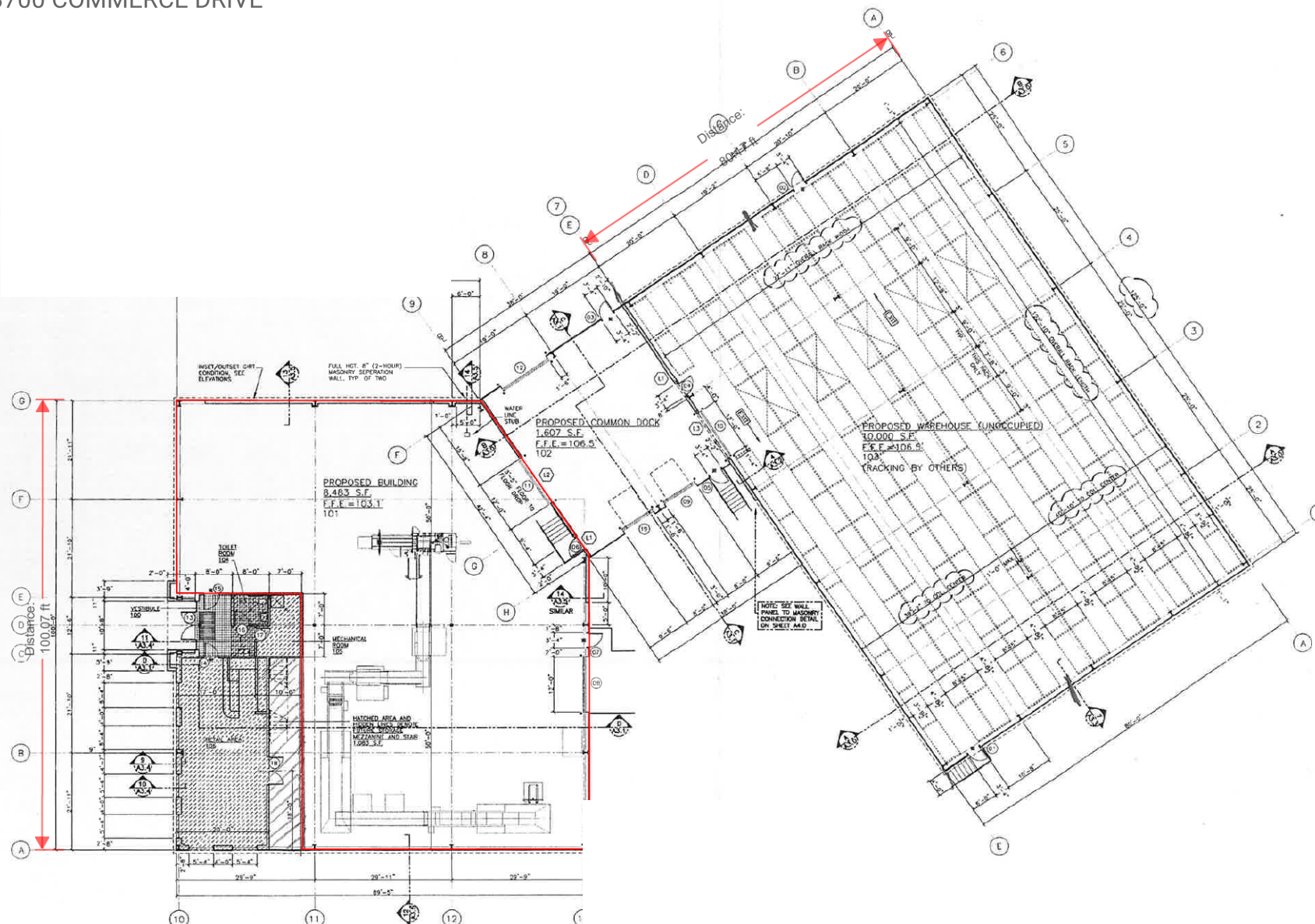
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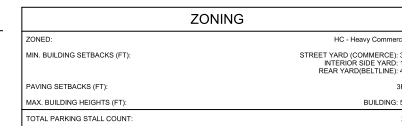
# FLOOR PLAN - 3690

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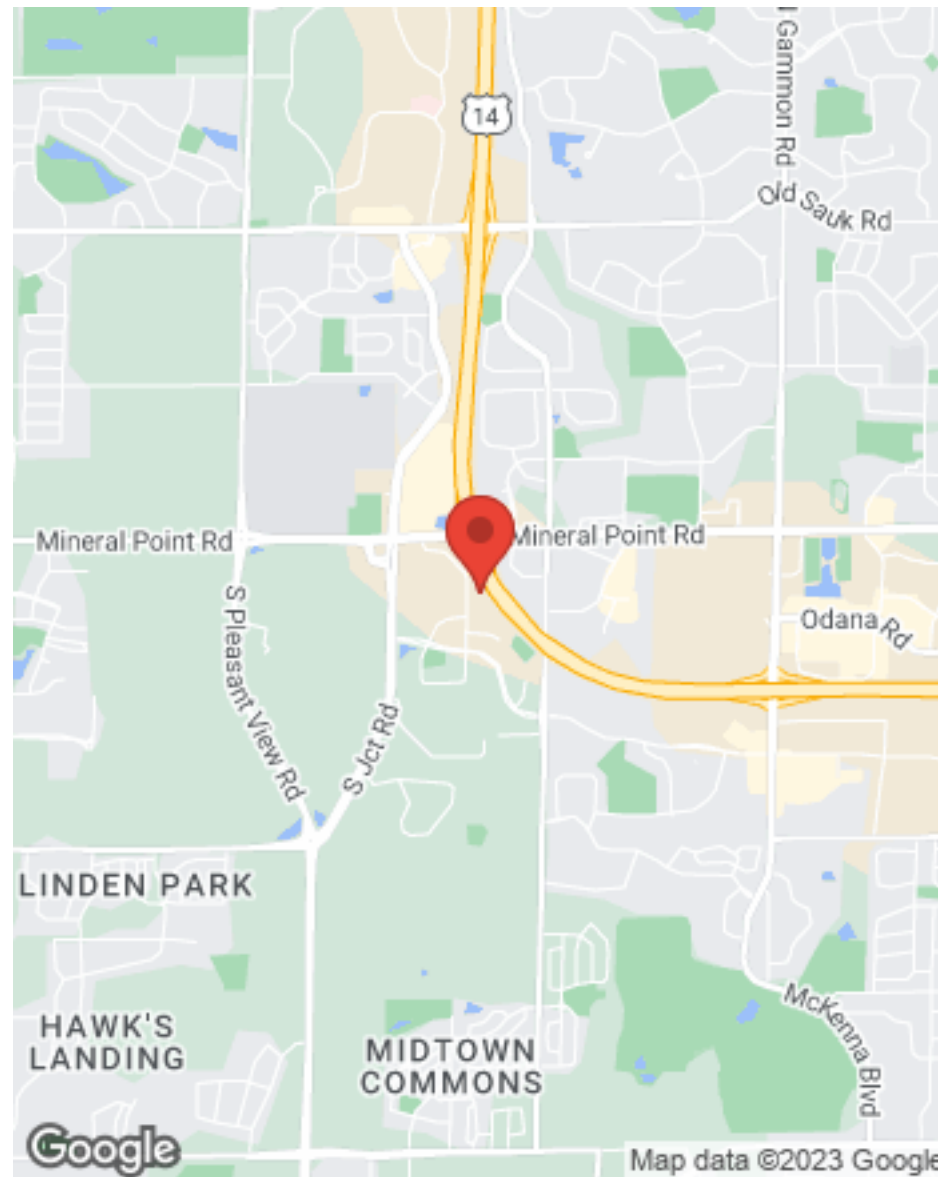


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DRAFTED BY: SLW  
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ISSU7/14/2021 11:35:02  
07/13/2021  
DESIGN NO. 0005  
ARCHITECTURAL  
SITE PLAN  
AS01

# LOCATION MAPS

3690 - 3700 COMMERCE DRIVE

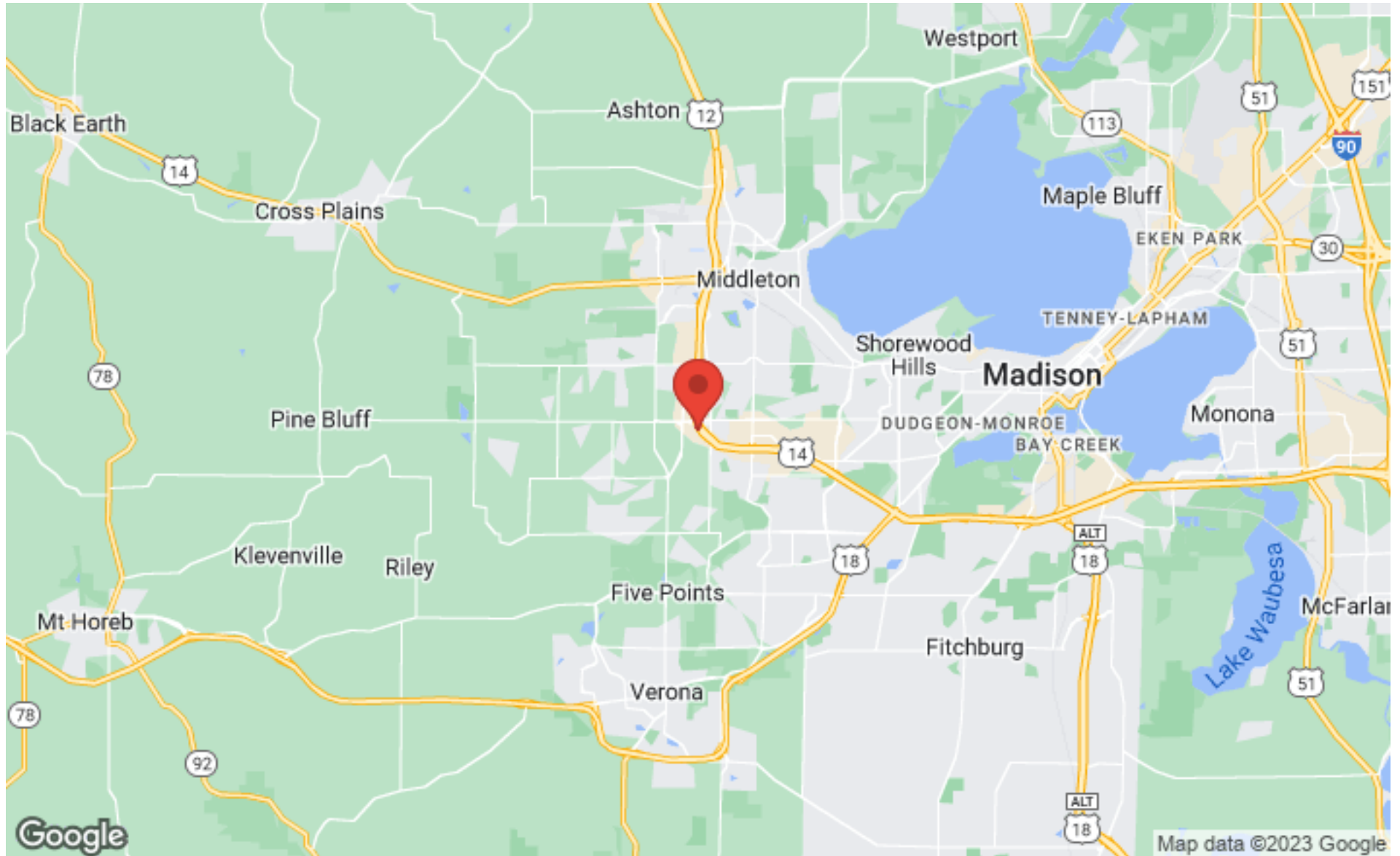


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# REGIONAL MAP

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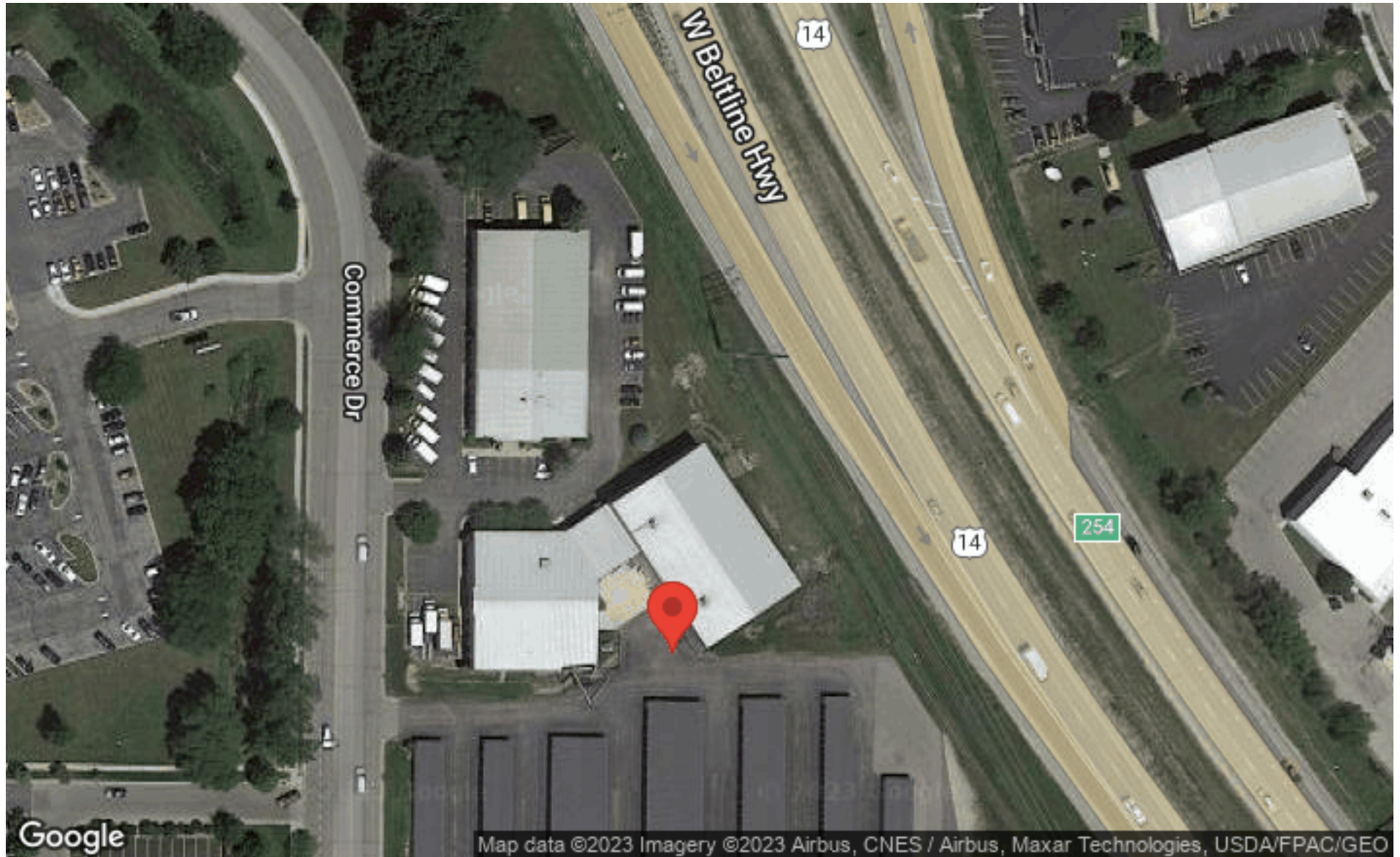
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# AERIAL MAP

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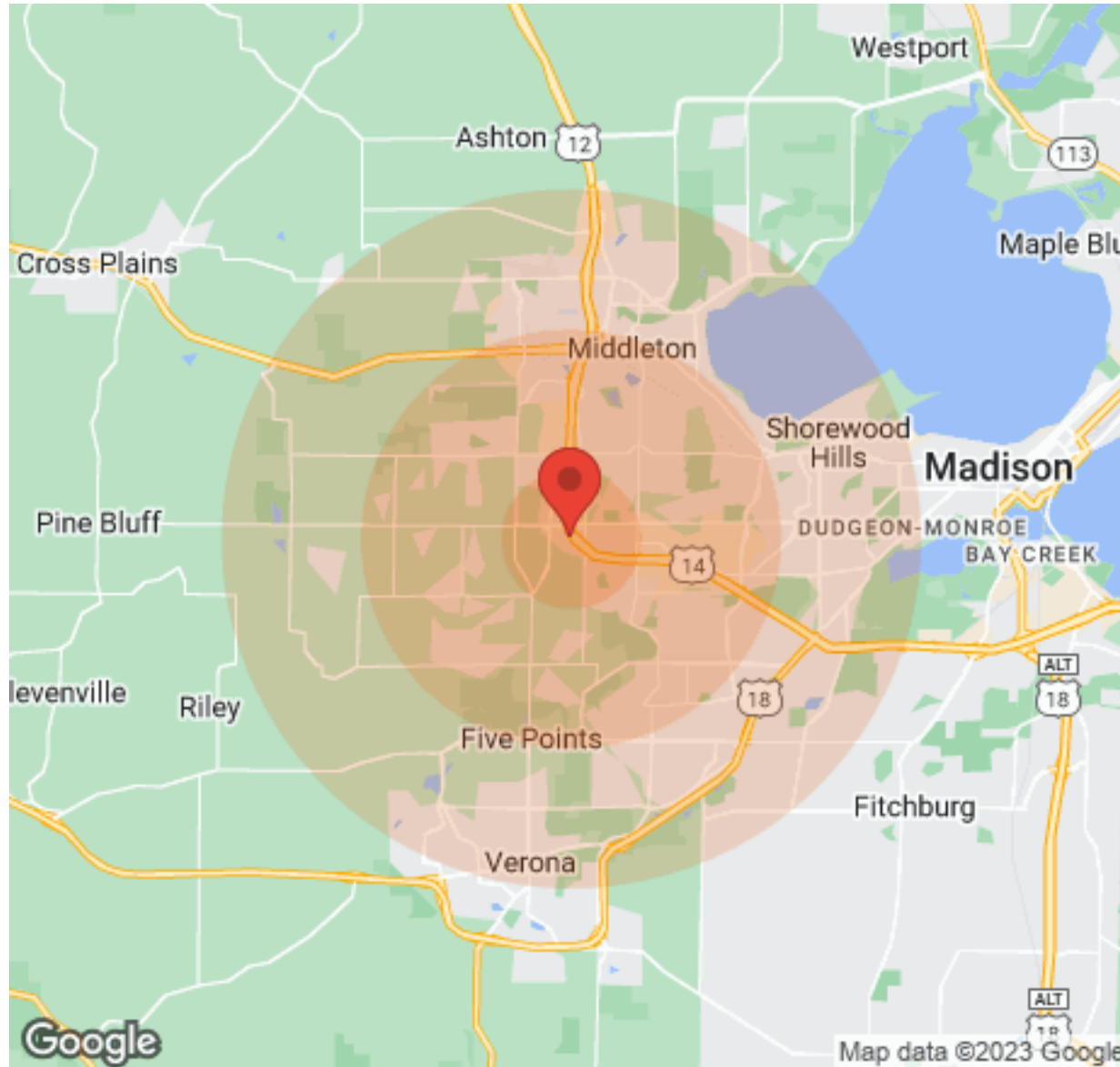


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# DEMOGRAPHICS

3690 - 3700 COMMERCE DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,820	32,311	68,137
Female	4,038	34,598	72,876
Total Population	7,858	66,909	141,013

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,083	10,946	24,471
Ages 15-24	643	7,909	17,309
Ages 25-54	4,187	26,560	56,897
Ages 55-64	971	9,252	18,705
Ages 65+	974	12,242	23,631

Income	1 Mile	3 Miles	5 Miles
Median	\$51,426	\$67,551	\$69,712
< \$15,000	307	1,853	4,800
\$15,000-\$24,999	385	2,028	4,758
\$25,000-\$34,999	353	2,665	5,426
\$35,000-\$49,999	1,027	4,883	8,962
\$50,000-\$74,999	951	6,147	12,113
\$75,000-\$99,999	382	4,382	8,647
\$100,000-\$149,999	381	4,891	9,579
\$150,000-\$199,999	195	2,128	4,042
> \$200,000	223	1,801	4,341

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,395	33,080	66,278
Occupied	4,069	31,032	62,421
Owner Occupied	1,478	17,226	35,292
Renter Occupied	2,591	13,806	27,129
Vacant	326	2,048	3,857



# DISCLAIMER

3690 - 3700 COMMERCE DRIVE

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