

Industrial/Flex Space for Lease

Point Storage Warehouse
3690 Commerce Drive

MADISON, WI 53719

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



PROPERTY SUMMARY

3690 COMMERCE DRIVE | MADISON, WI 53719



Property Summary

Available SF:	7,000 + 11,607
Rate SF:	\$8.75 psf
Lease Type:	Modified Gross
Date Available:	Now
Municipality:	Town of Middleton
Parking:	1-2 stalls each
Sprinklers:	None

Property Overview

Two flex industrial spaces 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.

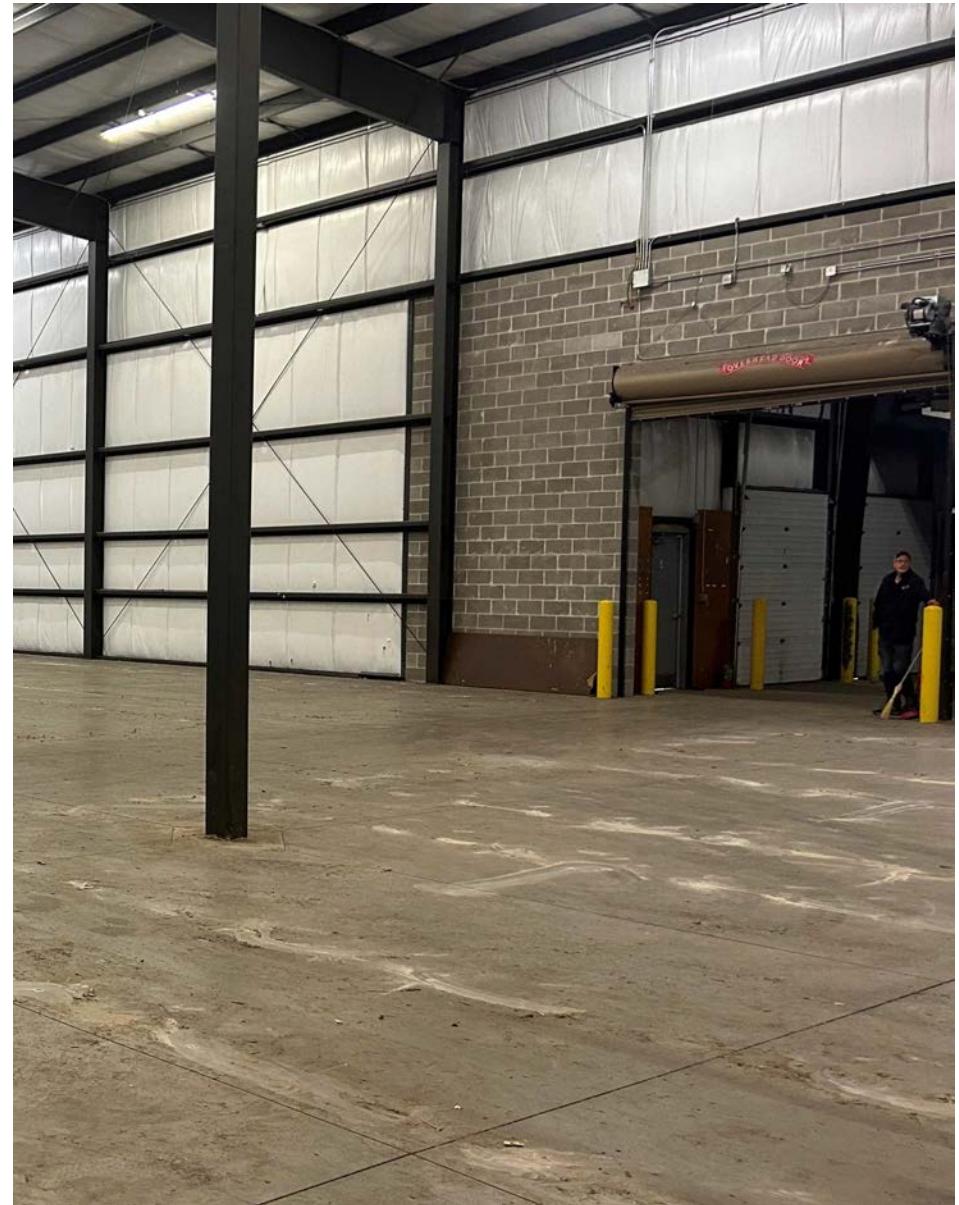
Best for storage use with low parking need.

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 COMMERCE DRIVE | MADISON, WI



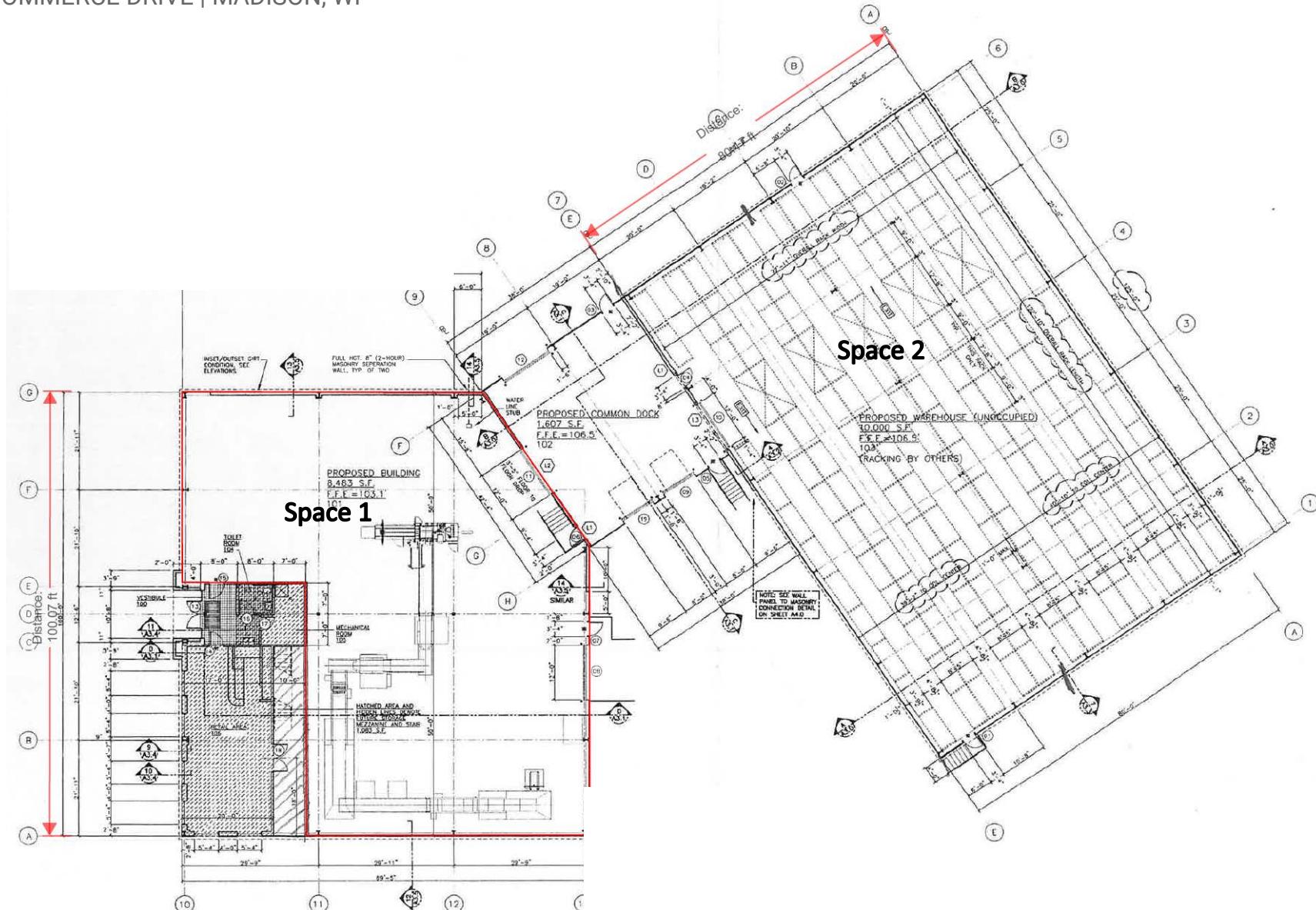
PROPERTY PHOTOS

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FLOOR PLAN - 3690

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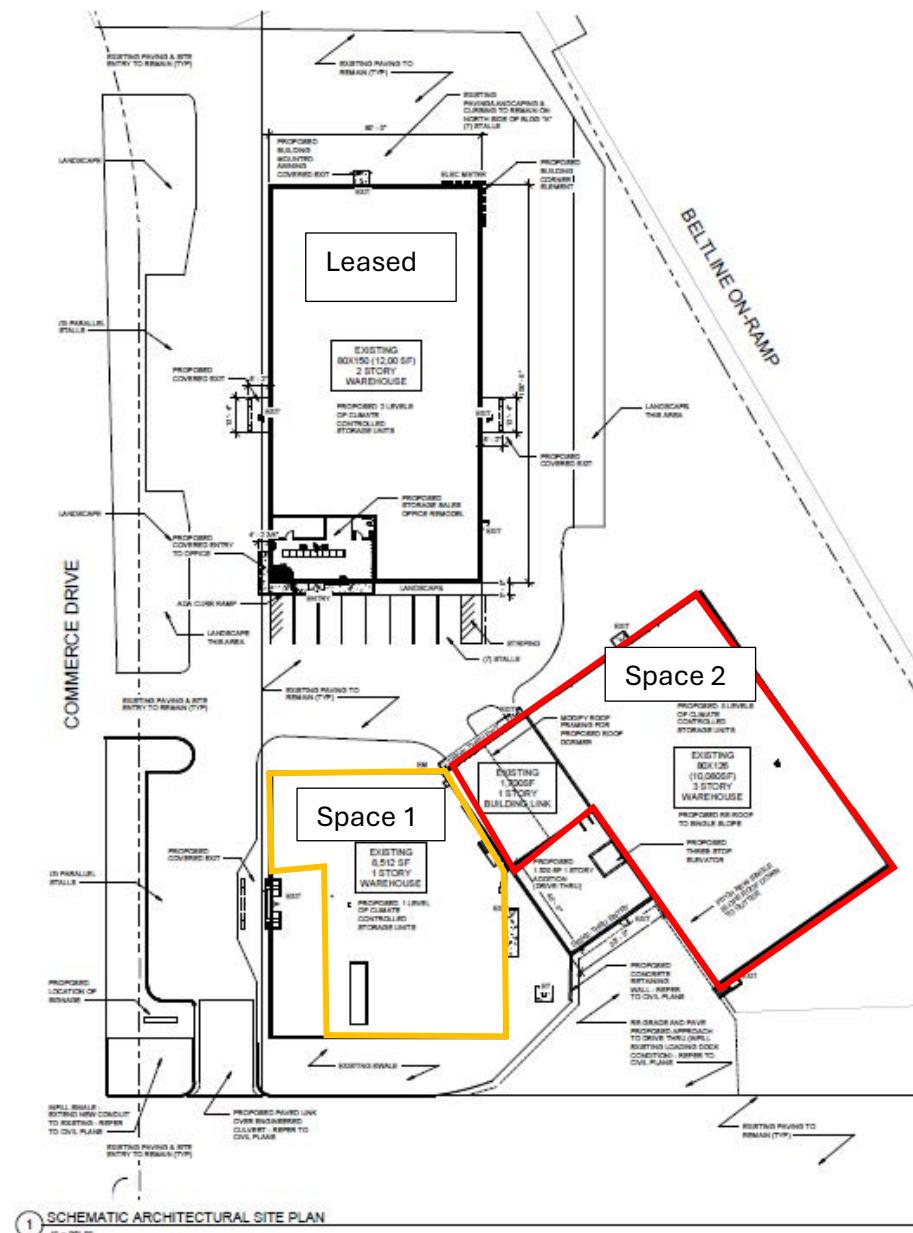


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SITE PLAN

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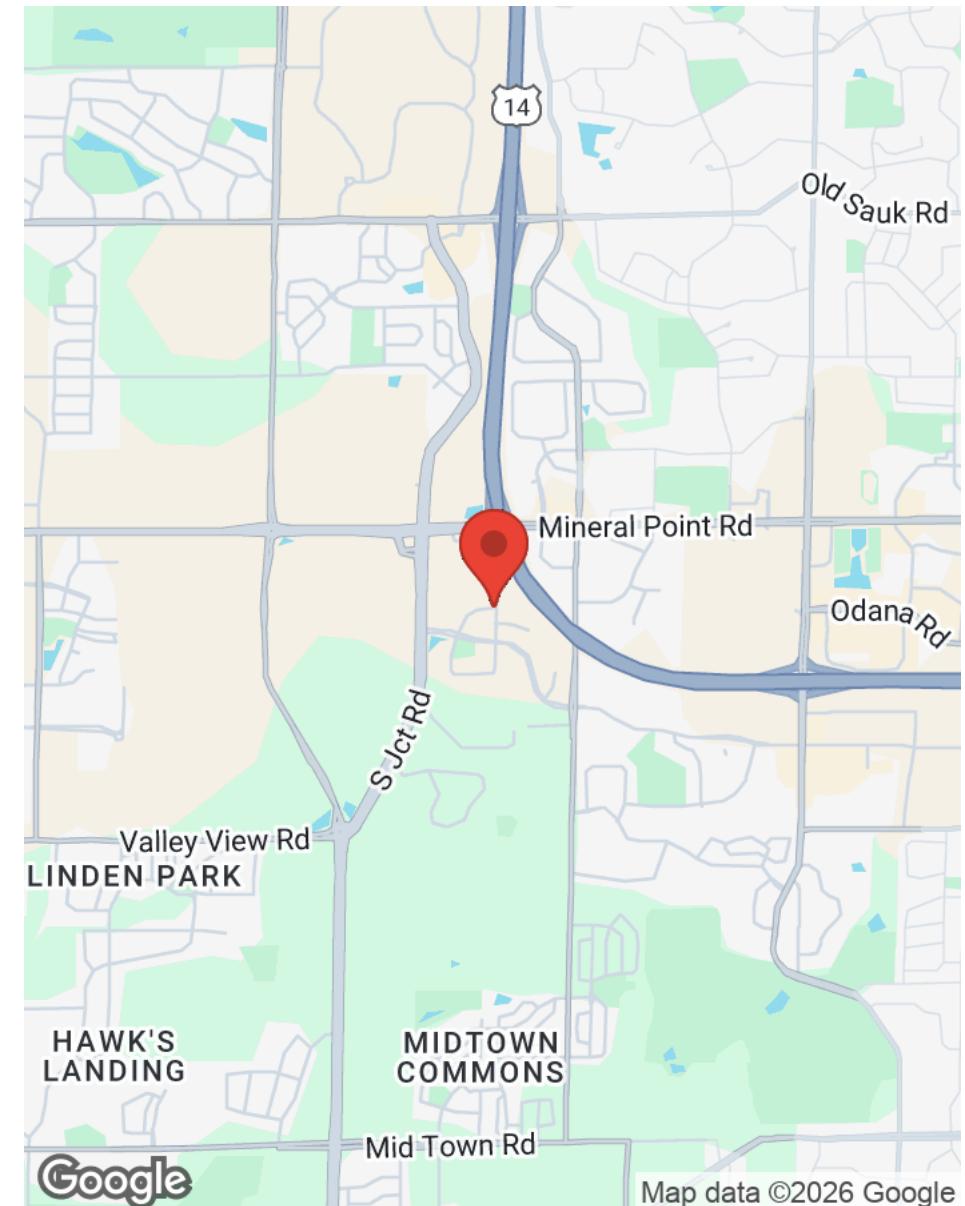
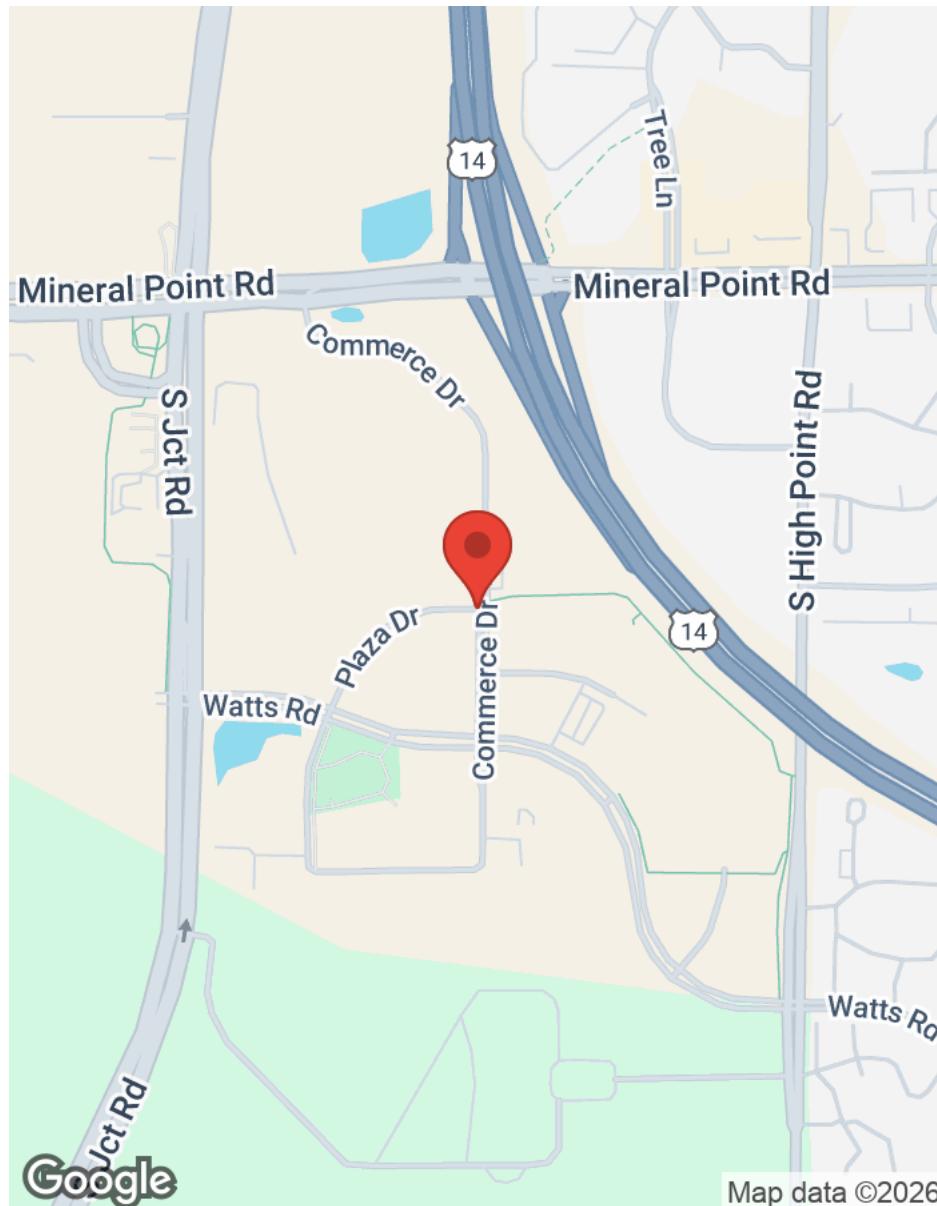


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LOCATION MAPS

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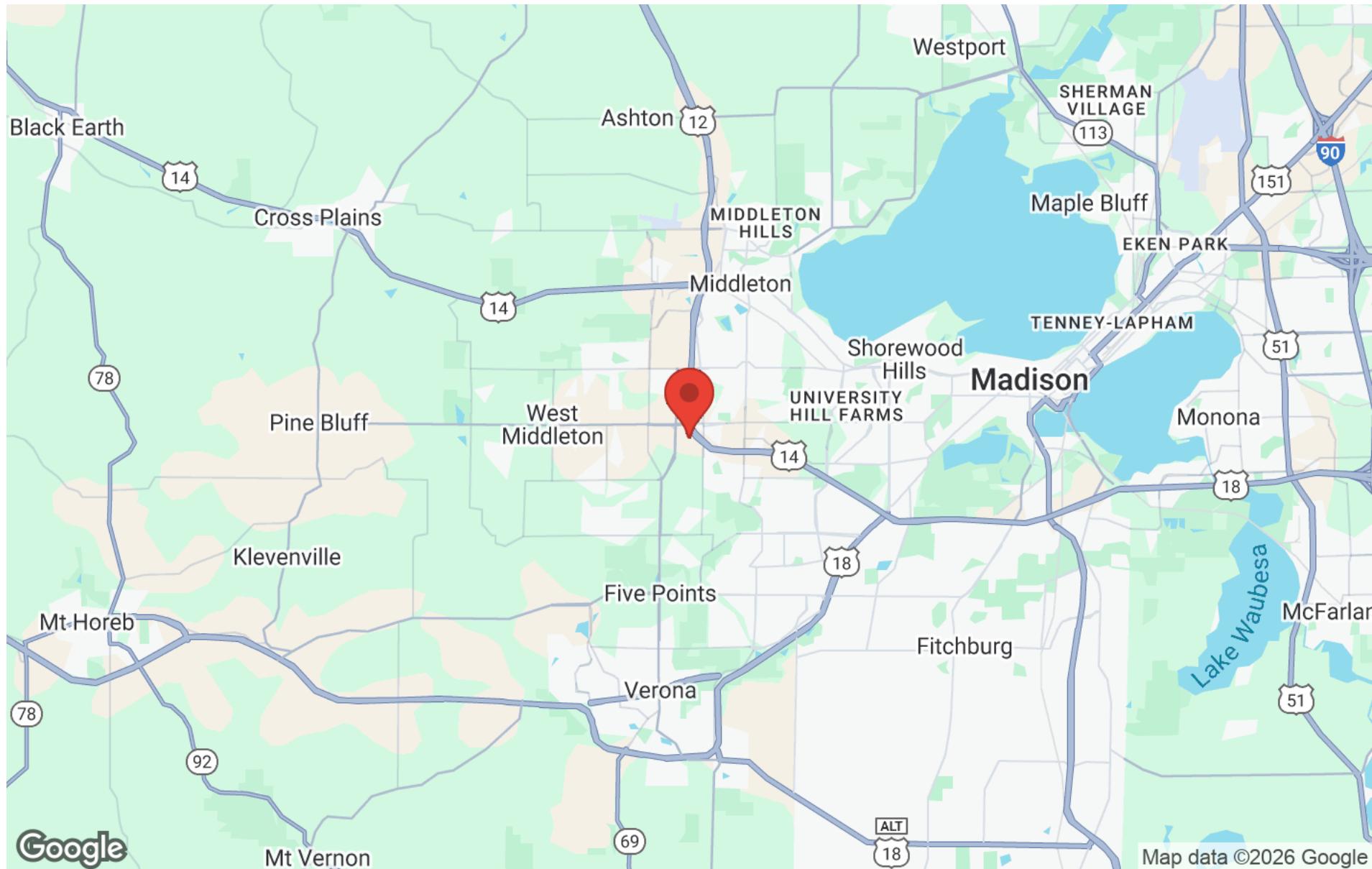


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REGIONAL MAP

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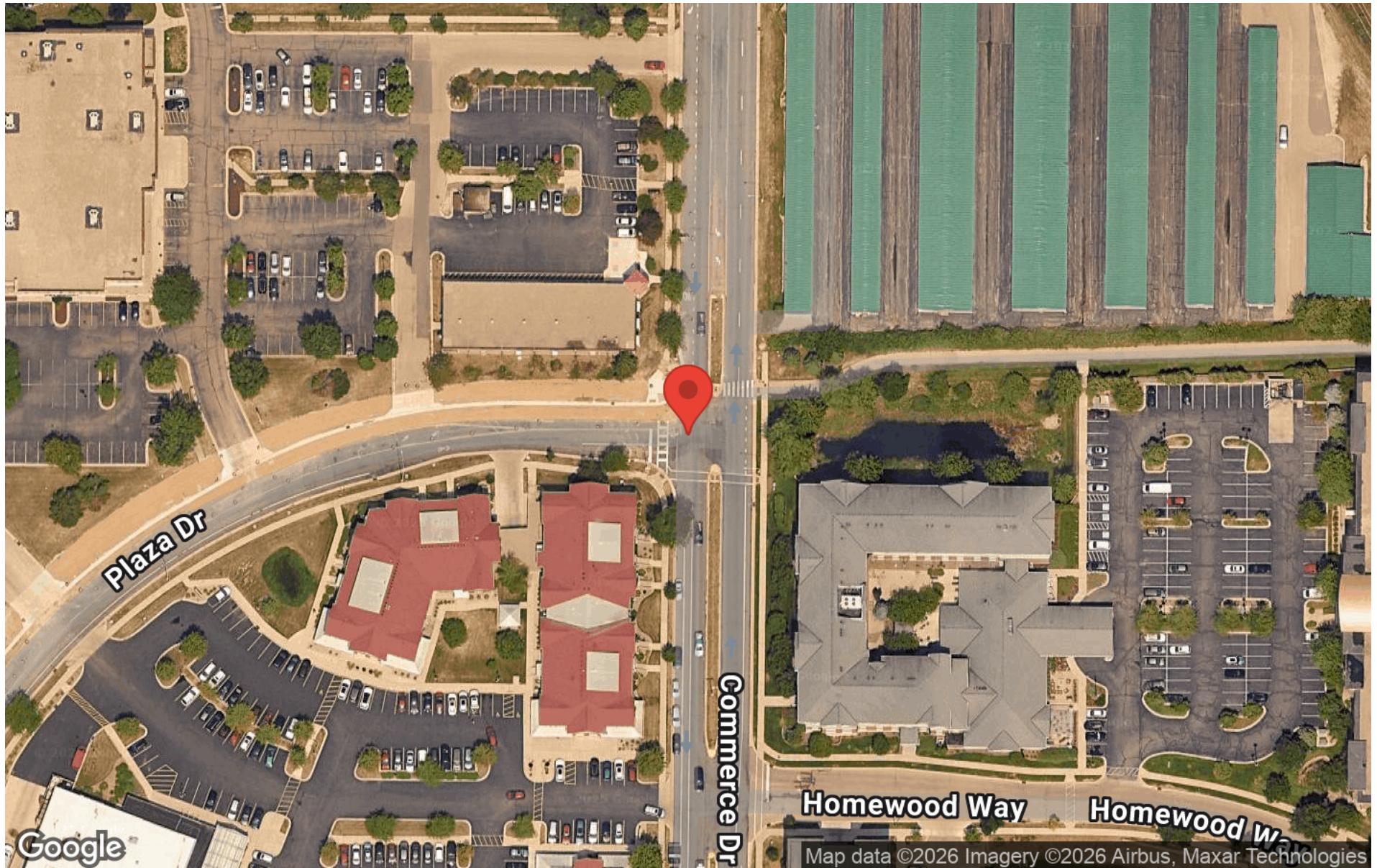
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Map data ©2026 Google

AERIAL MAP

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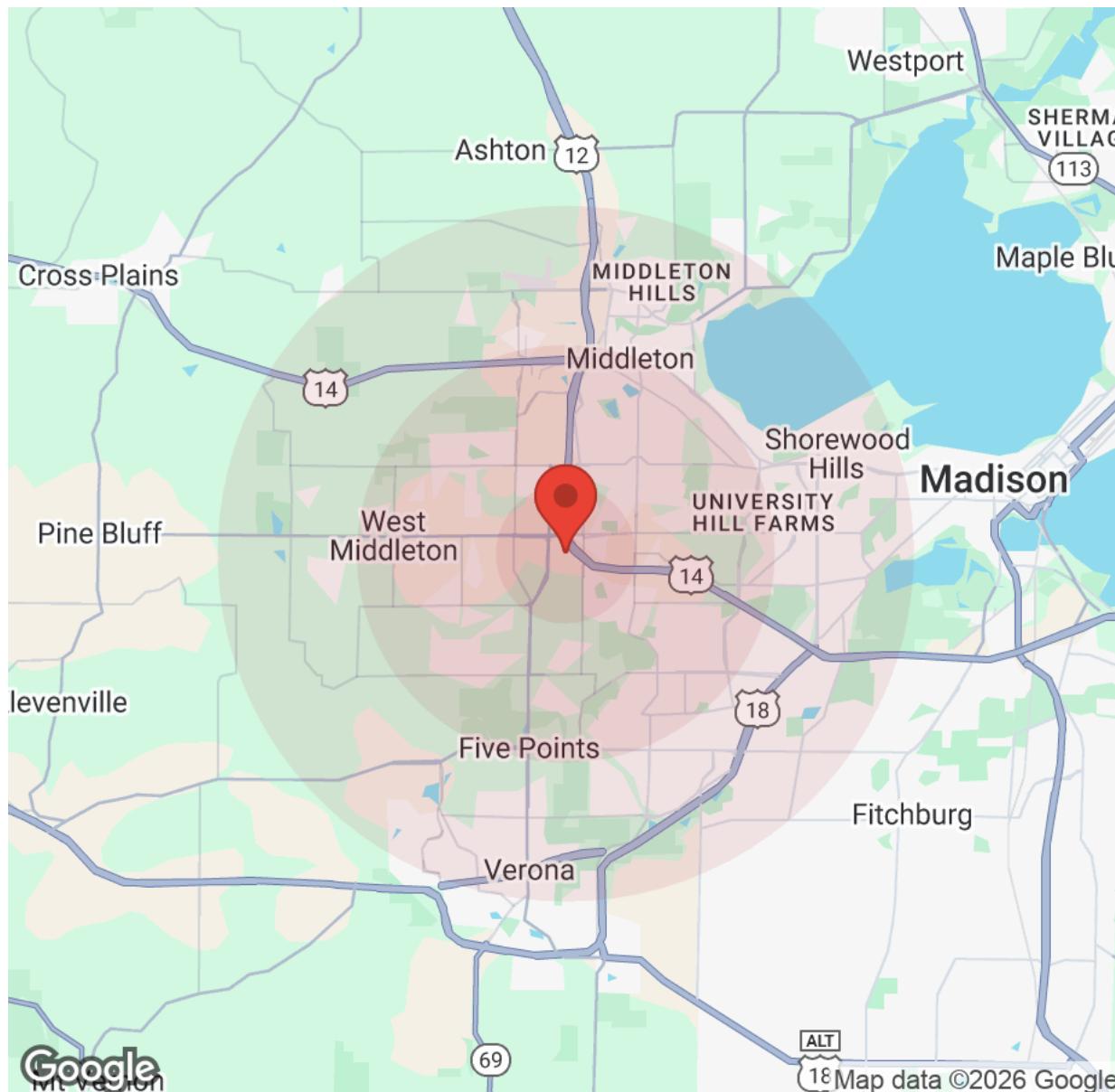


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DEMOCRAPHICS

3690 COMMERCE DRIVE | MADISON, WI



Population	1 Mile	3 Miles	5 Miles
Male	4,553	37,469	78,892
Female	4,356	37,797	79,912
Total Population	8,909	75,266	158,804
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,172	11,832	25,879
Ages 15-24	1,351	9,743	21,529
Ages 25-54	4,308	33,072	69,223
Ages 55-64	649	7,090	15,465
Ages 65+	1,431	13,527	26,709
Income	1 Mile	3 Miles	5 Miles
Median	\$79,287	\$100,217	\$101,216
< \$15,000	209	1,478	3,668
\$15,000-\$24,999	279	1,439	3,147
\$25,000-\$34,999	309	1,853	3,670
\$35,000-\$49,999	735	2,777	5,704
\$50,000-\$74,999	819	5,337	10,225
\$75,000-\$99,999	712	4,664	9,155
\$100,000-\$149,999	855	7,122	13,762
\$150,000-\$199,999	541	4,397	9,033
> \$200,000	487	6,097	13,516
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,365	38,082	78,000
Occupied	4,946	35,161	71,880
Owner Occupied	1,320	17,999	37,949
Renter Occupied	3,626	17,162	33,931
Vacant	419	2,920	6,121

DISCLAIMER

3690 COMMERCE DRIVE

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