

WI COTTAGE GROVE, WI



INDUSTRIAL FLEX DEVELOPMENT - FOR LEASE



PRIME INDUSTRIAL INVESTMENT

Introducing 2435 Gaston Road, a new industrial flex development in Cottage Grove, Wisconsin. Situated on approximately 28 acres, the project will feature multiple modern industrial buildings totaling several hundred thousand square feet, with flexible suite configurations designed to accommodate warehouse, distribution, light manufacturing and service users.

Strategically located in the growing Cottage Grove industrial corridor, the development will offer businesses modern, high-quality space with convenient access to the greater Madison market. Space is now available for lease with opportunities to accommodate a variety of user sizes and operational requirements. Contact us today for availability and leasing information.

PROPERTY DETAILS

Total Building Size: 232,000 Total SF
Parcel Size: Approximately 28.2 Acres
Breaking Ground: 2027
Zoning: PI - Planned Industrial
Parking: +/- 200 parking spots
Overhead Doors: 18
Loading Docks: 32
Sprinkler: Fully building
Clear Height: 24-32'

For Lease: \$9.00 PSF NNN



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Commerce Square

Commerce Square is one of Dane County's most compelling new industrial development locations, offering:

- 28 acres of planned modern industrial/flex development
- Immediate access to I-94 via the Highway N interchange
- Convenient connectivity to I-39/90, Madison, Milwaukee and the greater Midwest
- Proximity to Amazon's new 3.4 million SF distribution center
- Surrounded by major employers including Johnson Health Tech, STIHL, Summit Credit Union, Hydrite Chemical, ALCIVIA, PFS/TECO Corporation and Shared Medical Services
- Flexible opportunities for warehouse, distribution, light manufacturing and industrial flex users

With excellent interstate access and a rapidly growing corporate presence, Commerce Square is positioned to become a premier industrial destination in the greater Madison market.

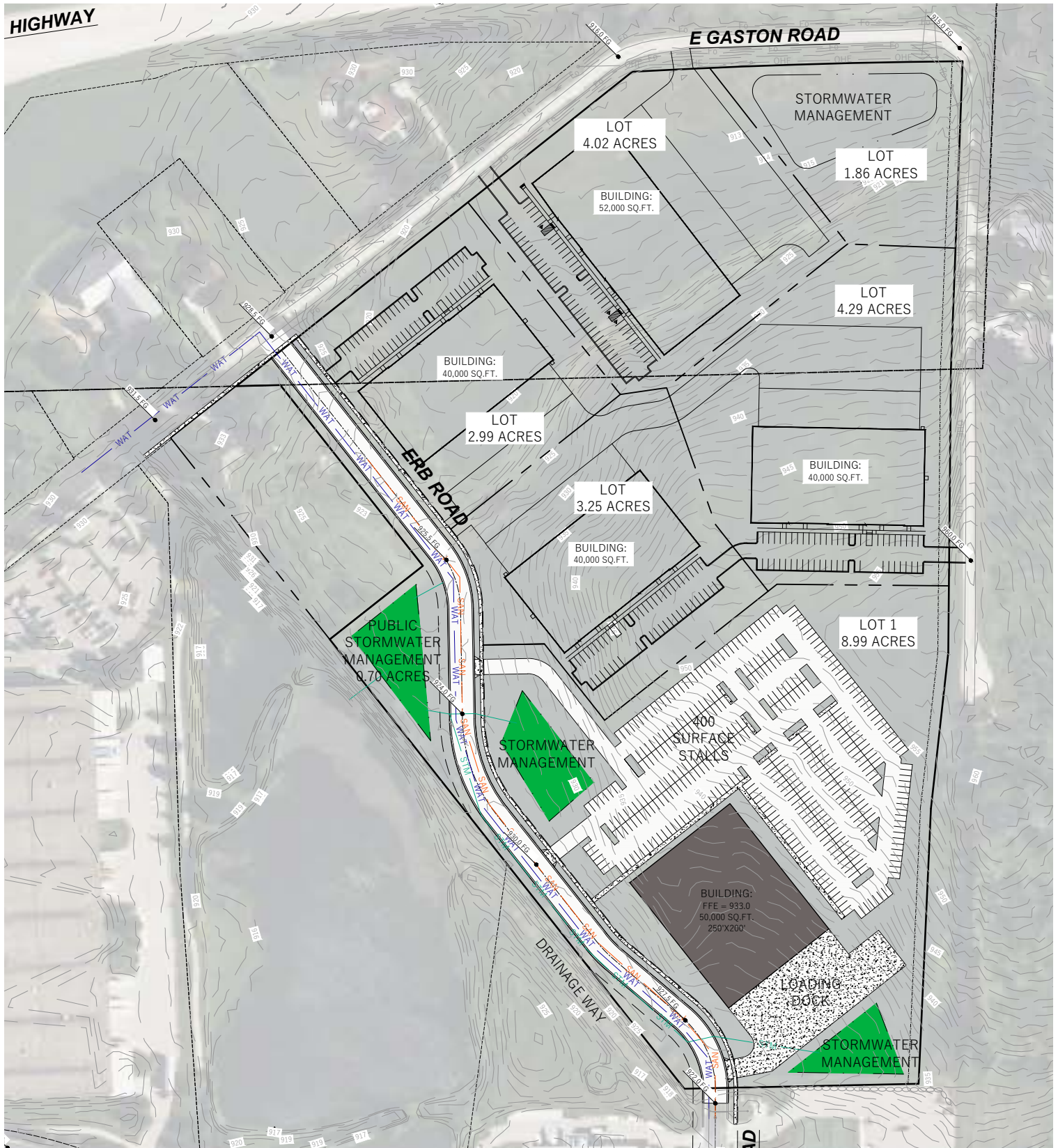


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Project Site Plan



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Commerce I



Designed with a **modern industrial** aesthetic, this new flex building will feature clean architectural lines, contemporary exterior finishes and a professional image suited for today's industrial users. **Flexible configurations** will accommodate a range of warehouse, distribution, light manufacturing and service uses while offering the visibility, access and quality expected within Commerce Square.



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Commerce II



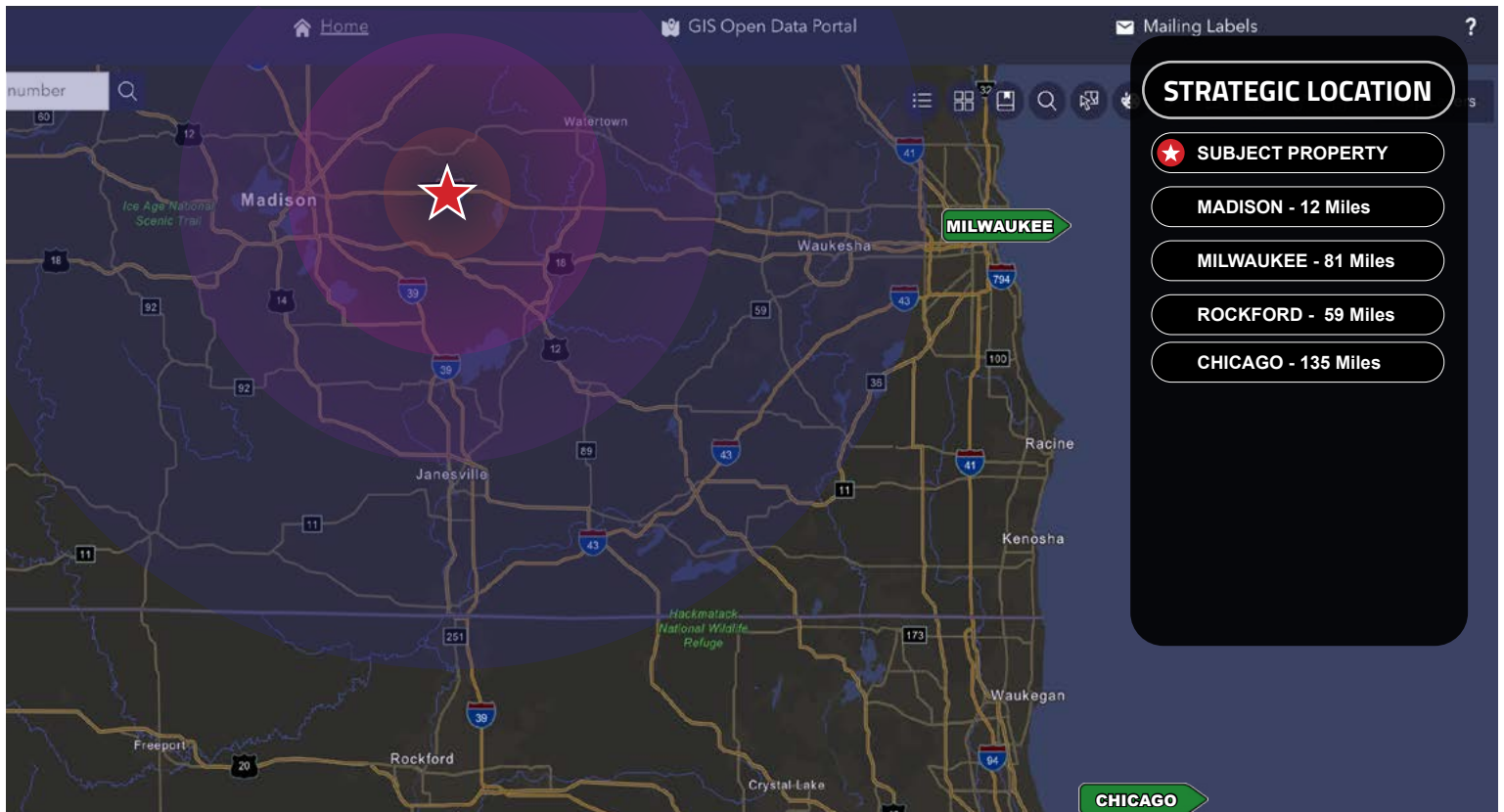
A striking **150,000 SF industrial facility** featuring bold contemporary architecture, expansive glass storefronts and a high-image corporate presence. Rear loading with multiple dock positions and drive-in access provides efficient functionality for warehouse, distribution and light manufacturing users.



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Dane County, WI



Dane County, anchored by Madison, is one of Wisconsin's most dynamic and economically diverse regions. It is home to a thriving mix of public institutions, healthcare systems, technology firms, and advanced manufacturing companies. The area benefits from a highly educated workforce, a robust research ecosystem, and a strong quality of life that continues to attract talent and investment.

Economy & Major Employers

Dane County's economy is anchored by a blend of public and private sector employers. The University of Wisconsin–Madison is the largest employer, supporting research, education, and innovation across the region. Other major employers include Epic Systems (healthcare software), American Family Insurance, UW Health, and SSM Health Madison Economic Development. The region is also a hub for biotechnology, agriculture, and clean energy initiatives.

Cost of Living

Dane County has a Cost of Living Index of 103.4, making it 3.4% more expensive than the U.S. average and 15% higher than the Wisconsin average. The median home price is \$384,100, which is 13.6% above

the national average. Rent for a two-bedroom apartment averages \$1,380 per month, slightly below the national average but 25% higher than the state average. Despite higher housing costs, transportation and healthcare expenses remain relatively affordable.

Infrastructure & Transportation

Dane County continues to invest in transportation infrastructure. In 2025, the Greater Madison Metropolitan Planning Organization (MPO) secured \$1 million in federal funding to enhance roadway safety across the county. This funding supports safety action plans in multiple communities, aiming to reduce roadway fatalities and injuries by 2040.

Additionally, Wisconsin is expanding its electric vehicle (EV) charging network. Governor Tony Evers signed legislation unlocking nearly \$80 million in federal funds to construct Level 3 high-speed charging stations along major highways. This initiative will add 65 new stations, ensuring that EV drivers are never more than 25 miles from a charger on 85% of the state's highway system.

Infrastructure & Transportation

Dane County's strategic location, educated workforce, and commitment to innovation position it for continued economic growth. Ongoing investments in infrastructure, public safety, and clean energy initiatives further enhance its appeal as a destination for businesses and residents alike.



Madison MSA at a glance

Number of Employees

464.6k

Top Employment Categories



Renter to Homeowner Ratio

1:1

1:1 predicted
by 2028

Renters

Homeowner

Housing Occupancy Ratio

26:1

22:1
predicted by
2028

Occupied

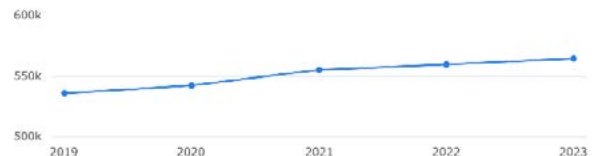
Vacant

Population

564.8k

↑ 5%
Compared to 536.1k in 2019

0%
Compared to 559.9k in 2022



Household Income

\$89.1k

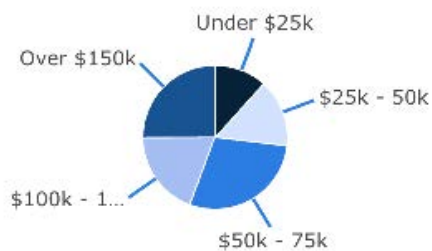
Median Income

\$105k

2028 Estimate

↑ 18%

Growth Rate



Age Demographics

36

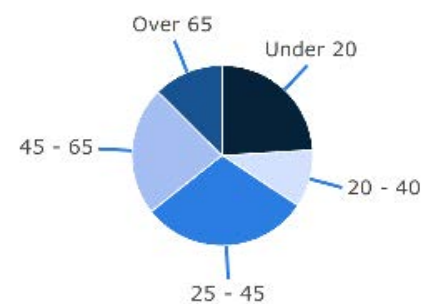
Median Age

38

2028 Estimate

↑ 5%

Growth Rate



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker’s duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

