



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial/Industrial Building xxx Dundas Rd, Monticello 55362

LEASE RATE \$11.50/psf



PROPERTY INFORMATION

* Lease Rate **\$11.50/psf NET**

- Spaces Available For Sale or For Lease

A-1 2,325/sf \$322,595.00

A-2 2,325/sf \$322,595.00

A-3 2,325/sf \$322,595.00

C-3 2,325/sf \$315,928.00

F-2 3,488/sf \$499,000.00 (For Sale Only)

* Office 18' x 20' w/Mezzanine

(Includes Office, Bathroom & Warehouse Space)

* Zoning is I-2 Heavy Industrial

* Wright County

* Near Restaurants and Major Retailers



Contact:

WAYNE ELAM

(763) 229-4982

WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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PROPERTY INFORMATION

- * Quick and Easy Access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Cub Foods, FleetFarm, Wal-Mart, Caribou, SuperCenter, Kwik Trip and much more retail and other services . . .
- * City fiber optics networking providing high-speed internet, telephone and cable
- * City Incentives for Job Creation

TRAFFIC COUNTS - 2024

- * Highway 25 - 26,000 VPD
- * I-94 - 56,000 VPD

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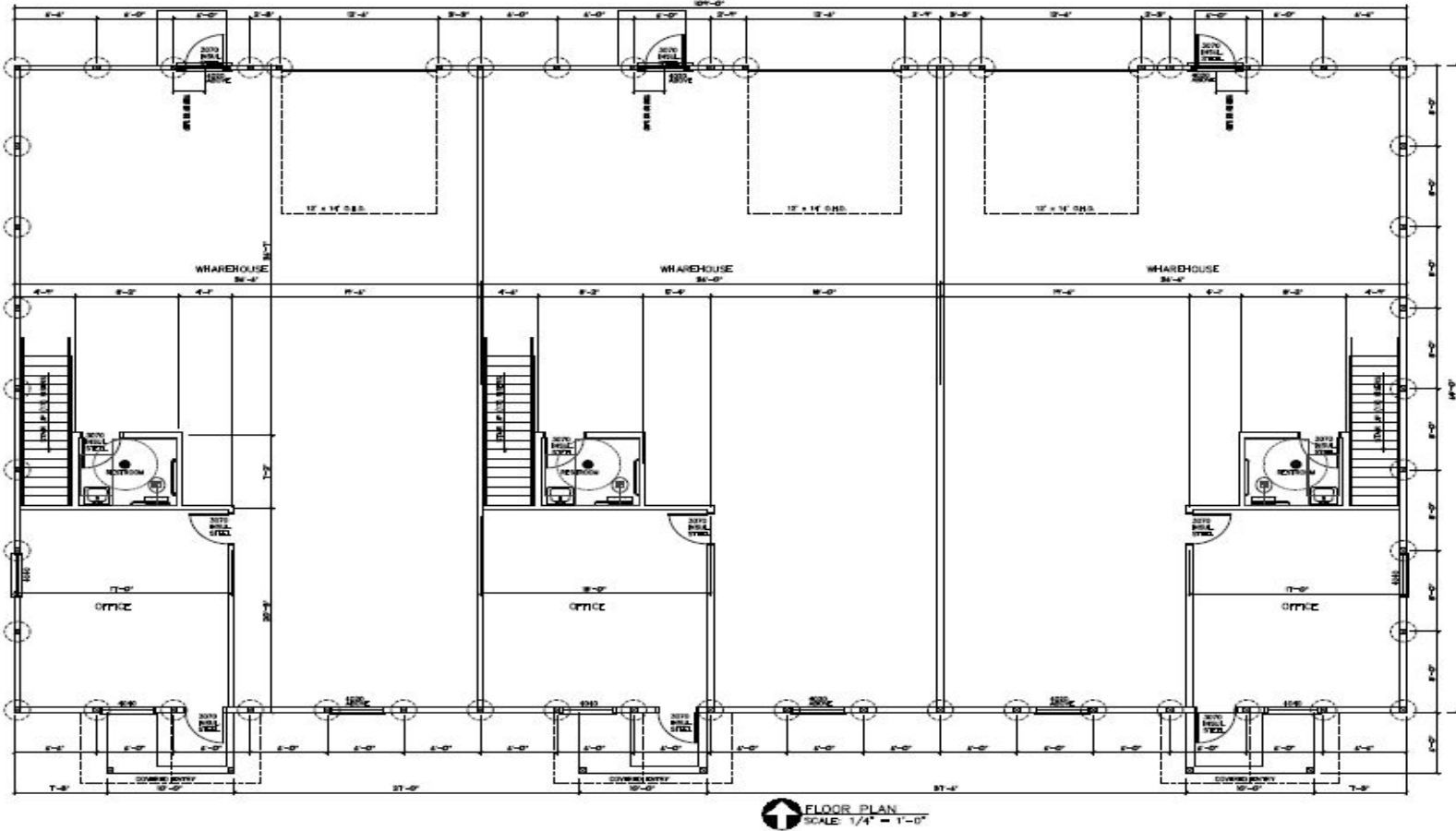


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Concept Floorplan

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- * Space for Lease: 2,325/sf
- * 5" Concrete Floor
- * 18' x 20' Office Space w/mezzanine
- * Fully Insulated
- * Interior White Steel Lined
- * Unit Heaters
- * 14' Overhead Doors
- * Floor Drains with flammable waste trap included in each space
- * Utilities metered separately
- * Great for Office, Warehouse, Industrial, Storage or MANCAVE
- * Fully Air Conditioned

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(Example of Build-Out)

**2,325/sf
Fully Built-Out**

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**REAR VIEW with
12' x 14' Overhead Doors**

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