



**Industrial Building
OFFICE SPACE**

PROPERTY INFORMATION

- * Warehouse **\$6.00/psf** LEASED
- * Office Space **\$10.00/psf**
- * Plus Operating Expenses: \$6.00/psf (includes utilities)
- * Leasable Space:
20,000/sf Industrial / Warehouse
8,000/sf (approx.) 4,000/each floor / Office Space
4,000/sf (approx.) Office First Floor
4,000/sf (approx.) Office Second Floor
- * 24' x 165' - 2-Story
- * High Quality Building Constructed 2005
- * Zoning - I2 Heavy Industrial
- * 4 Loading Docks and 1 Drive-In Door
- * Businesses in the Area Include:
Super Target, Home Depot, Office Max,
Cub Foods, Wal-Mart SuperCenter and much more



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COMMERCIAL REALTY SOLUTIONS

For Lease Office Space 1330 Edmonson Ave., Monticello 55362



LOCATION INFORMATION

- * Quick Access to I-94 and Highway 25
- * City fiber optics network providing high-speed internet, telephone and cable.

TRAFFIC COUNTS - 2025

- * I-94 - 53,000 VPD
- * Highway 25 - 27,500 VPD
- * Chelsea Road - 3,800 VPD

Monticello Demographics			
Demographics - 2017	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 55,039	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 50,205	\$ 52,978

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**1st Floor
Office Area!**



PROPERTY INFORMATION

- * Lots of Office Space
- * Sprinklered Throughout
- * Offices have Great Built-in Desks and Filing Cabinets

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**2nd Floor Offices
and Kitchen!**

PROPERTY INFORMATION

- * Full Kitchen
- * Several Office Areas in Building
- * Can be a Multi-Tenant Building

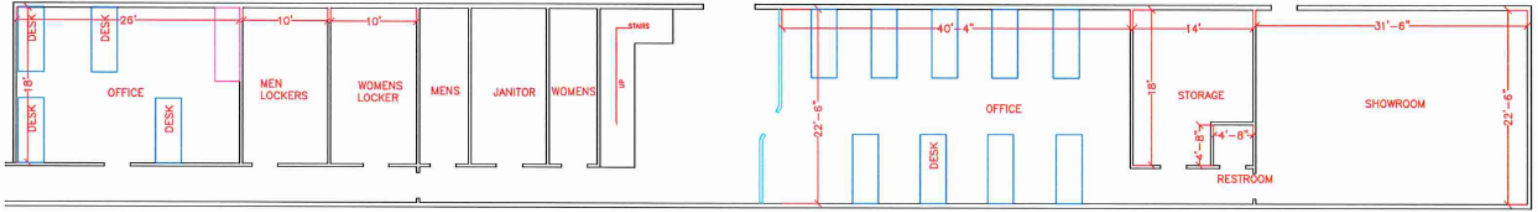
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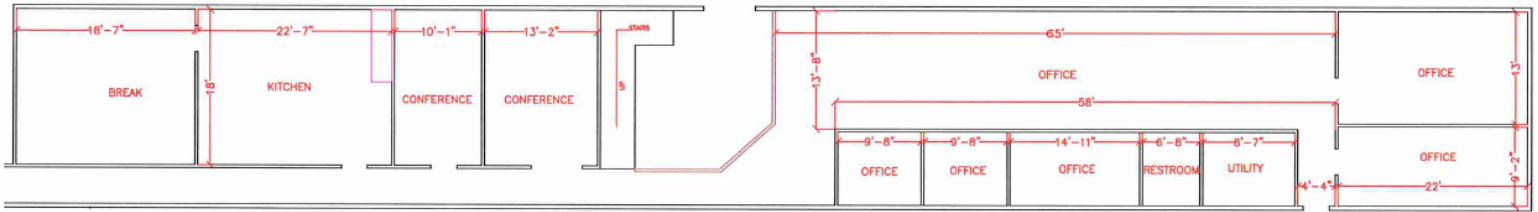


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1 PLAN: 1ST FLOOR
SCALE : 3/32" = 1'-0"



2 PLAN: 2nd FLOOR
SCALE : 3/32" = 1'-0"

OFFICE FLOORPLAN

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