



COMMERCIAL REALTY SOLUTIONS

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

LEASE RATE \$11.50/psf



PROPERTY INFORMATION

- * Lease Rate **\$11.50/psf NET**
 - Building A (Under Construction) 6,976/sf (Divisible to 2,325/sf)
 - Building C - 2,325/sf
- * Office 18' x 20' w/Mezzanine (Includes Office, Bathroom & Warehouse Space)
- * Lease Spaces 2,325/sf, 3,488/sf, 4,650/sf, 6,976/sf
- * Zoning is I-2 Heavy Industrial
- * Wright County
- * Near Restaurants and Major Retailers



Contact:
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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 services
- * City fiber optics networking providing high-speed internet, telephone and cable
- * City Incentives for Job Creation

TRAFFIC COUNTS - 2023

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

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**Pad ready sites will accommodate
buildings to 6,976/sf
(Buildings as shown, size can vary.)**

PROPERTY INFORMATION

- * A: 6,976/sf = **Under Construction**
- * B: Lot 23,094/sf = .53 Acres **SOLD**
- * C: Suite 1 - **Leased**
Suite 2 - **Leased**
Suite 3 - 2,325/sf **Available**
- * D: Lot 20,390/sf = .47 Acres
Suite 1 - 2,325/sf **Leased**
Suite 2 - 2,325/sf **Leased**
Suite 3 - 2,325/sf **Leased**
- * E: Lot 20,400/sf = .47 Acres
Suite 1 - 4,650/sf **SOLD**
Suite 2 - **SOLD**
- * F: Lot 20,400/sf = .47 Acres
Suite 1 - 4,650/sf **SOLD**
Suite 2 - 4,680/sf **SOLD**
- * G: Lot 31,398/sf = .72 Acres
Suite 1 - **SOLD**
- * H: Lot 31,605/sf = .73 Acres
Suite 1 - **SOLD**
Suite 2 - **Leased**
Suite 3 - **SOLD**

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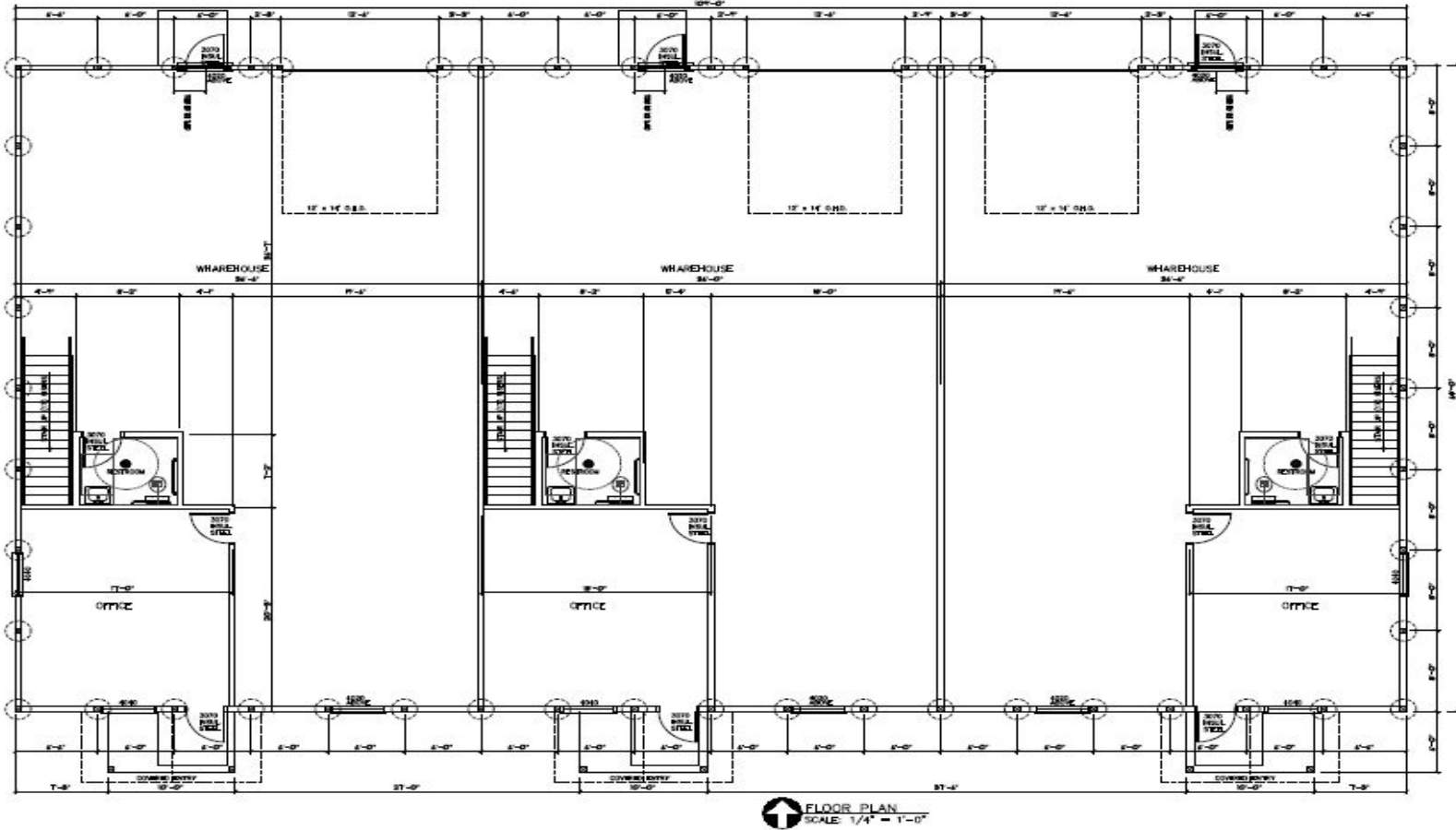
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Concept Floorplan

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- * Space for Lease: 2,325/sf, 3,488/sf, 4,650/sf, 6,976/sf
- * 5" Concrete Floor
- * 18'x20' 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

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(Example of Build-Out)

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

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Rear View



Aerial View

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