



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial
Space



MONTICELLO INDUSTRIAL SPACE

2,400/sf Building (40x60)

1236 Edmonson Road, Monticello, MN 55362

Sheila Zachman, Broker
763.244.0600
SZachman@Crs-Mn.com



PROPERTY LOCATION

- * South of I-94
- * East of Highway 25
- * 25 Minutes from Maple Grove
- * Businesses in Area Include:
 Holiday Gas Station, Pizza Ranch, Jimmy John's, Dairy Queen,
 Walmart, Sherburne State Bank and more.

TRAFFIC COUNTS - 2023

- * Highway 25 - 27,406 VPD
- * Chelsea Road - 5,900 VPD



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PROPERTY OVERVIEW

Lease Rate

\$1,500.00/Month
Gross + Utilities

Building Size 2,400/sf - Building

Available Space 2,400/sf Building

Wright County PID 155-018-002013

BUILDING OVERVIEW

- * One Office
- * Restroom
- * Access is thru the back of the building
- * One Overhead Door
- * Block Walls
- * Stress Concrete Ceiling
- * Heat & A/C
- * Utilities Metered Separately
- * Clear Height 12'
- * Electrical: 3 Phase, 240 Amps

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INTERIOR



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