

For Lease Industrial Space

## MONTICELLO INDUSTRIAL SPACE

2,400/sf Building (40x60)

1236 Edmonson Road, Monticello, MN 55362

10-68-1

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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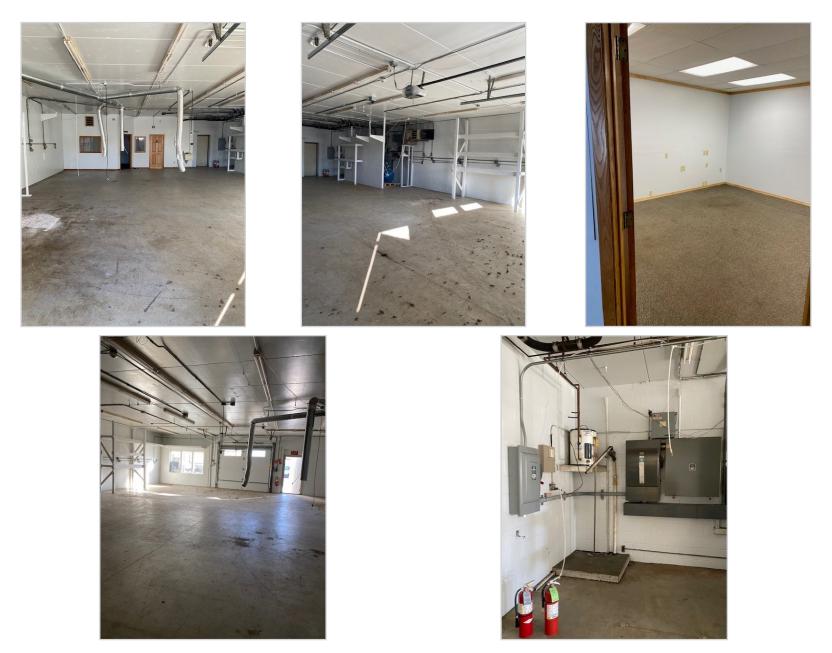
<b>PROPERTY OVERVIEW</b>	
Lease Rate	
\$1,500.00/Month Gross + Utilities	
Building Size	2,400/sf - Building
Available Space	2,400/sf Building
Wright County	PID 155-018-002013

## **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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