

For Lease Industrial Space

MONTICELLO INDUSTRIAL SPACE

2,400/sf Building (40x60)

1236 Edmonson Road, Monticello, MN 55362

10-68-1

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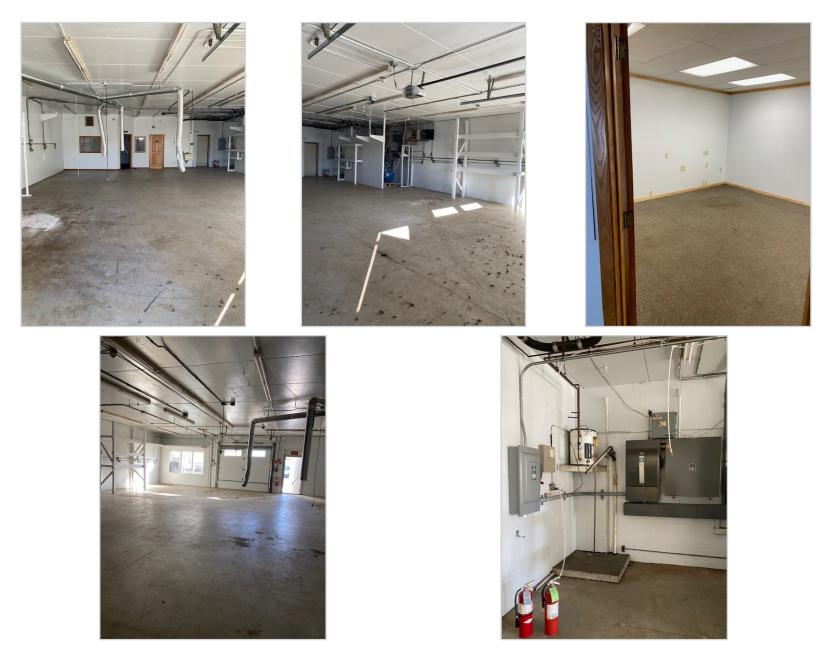
PROPERTY OVERVIEW	
Lease Rate	
\$1,500.00/Month Gross + Utilities	
Building Size	2,400/sf - Building
Available Space	2,400/sf Building
Wright County	PID 155-018-002013

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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