



## **Industrial Building OFFICE SPACE**

### **PROPERTY INFORMATION**

- \* Warehouse **\$6.00/psf** LEASED
- \* Office Space **\$8.00/psf**
- \* Plus Operating Expenses: \$2.21/psf
- \* 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



**Contact:**  
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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



# 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 - 2024

- \* 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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# For Lease Office Space 1330 Edmonson Ave., Monticello 55362



## 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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