



## 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:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

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



COMMERCIAL REALTY SOLUTIONS

# 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 - 2022

- \* 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	

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



**1st Floor  
Office Area!**



**PROPERTY INFORMATION**

- \* Lots of Office Space
- \* Sprinklered Throughout
- \* Offices have Great Built-in Desks and Filing Cabinets

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

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



**2nd Floor Offices  
and Kitchen!**

**PROPERTY INFORMATION**

- \* Full Kitchen
- \* Several Office Areas in Building
- \* Can be a Multi-Tenant Building

**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

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