



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







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

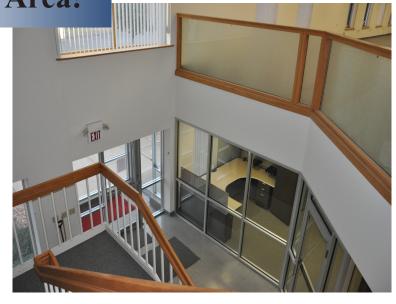
* Chelsea Road - 3,800 VPD

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





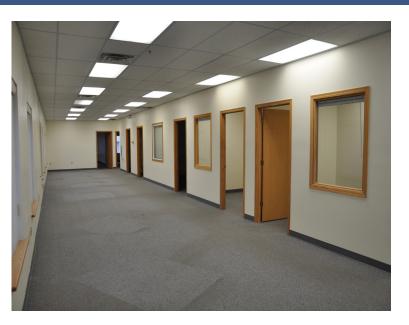




PROPERTY INFORMATION

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









2nd Floor Offices and Kitchen!

PROPERTY INFORMATION

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