



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial Property
w/Outdoor Storage



Fallon Ave
Dundas Rd

MONTICELLO

Industrial Space

(4) 7,200/sf Buildings

1401 Fallon Ave NE, Monticello, MN 55362

Joseph Elam, Broker
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- ◆ East of Hwy 25
- ◆ Outdoor Storage Allowed
- ◆ Minutes to I-94

TRAFFIC COUNTS - 2023

* Fallon Ave - 3,358 VPD

* Dundas Rd - 940 VPD



Businesses in the Area:

Serv Pro, Norland Truck, CW Metals, Hognlund Bus Repair, Production Stamping, Monticello Plumbing and more.

PROPERTY OVERVIEW

Lease Rate

\$9.00/psf NN

Operating Expense	\$3.00/psf
Outdoor Storage	Negotiable
Space Available	4 Suites 3 - 7,200/sf 1 - 7,075/sf
Wright County	PID 155-018-003-071
2024 Taxes	\$57,110.00
Zoned	I-2 Industrial
Tenant	Single Tenant Buildings

AREA INFORMATION

- * Monticello is located on the Mississippi River
- * Extensive Park and Pathway Systems
- * Great Shopping and Restaurants
- * 2022 Population 14,447 (datausa.io)
- * 2022 Median Household Income \$80,290 (datausa.io)
- * Median Age 34.1 (datausa.io)
- * Largest Industry in Monticello is Manufacturing (up 5.68%)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



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BUILDINGS OVERVIEW

Bay 1: 7,200/sf

- * Forced Heat and Air
- * Unit Heaters
- * Multiple Drops
- * 10'x10' OH Door
- * 225 & 400 Amp 3-phase panels
- * LED Lights
- * Buss Bars Throughout
- * Exterior Loading Dock
- * Ceiling Fans
- * Plumbed for Air Throughout
- * Men and Womens Restrooms
- * Mezzanine 545/sf

Bay 2: 7,200/sf

- * 14'x12' OH Door
- * 10'x10' OH Door
- * 225 & 400 Amp 3-Phase Panels
- * Electrical Throughout
- * Plumbed for Air
- * Men & Womens Restrooms
- * Mezzanine
- * Break Room
- * Private Office

Bay 4: 7,075/sf

- * 14'x14' OH Door
- * Potential Drive Thru
- * Plumbed for Air
- * Unit Heaters
- * Heavy Power
- * Former Diesel Repair Shop
- * Clear Height 20'

Bay 5: 7,200/sf

- * Unit Heaters
- * 1 - 14'x12' OH Door
- * 1 - 10'x10' OH Door
- * Floor Drains
- * Ample Plug Ins
- * Ceiling Fans
- * Plumbed for Air Throughout
- * Men and Womens Restrooms
- * 225 & 400 Amp 3-Phase Panels
- * Mezzanine

BAY 1



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BAY 5



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EXTERIOR



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