

Nuss Truck & Equipment

Karlsburger Foods

Dahlheimer Beverage

HUGE PRICE REDUCTION



Interstate 94

Otter Creek Crossing

715' of I-94 Frontage

PROPERTY INFORMATION

- * Sales Price \$3.00/PSF (Plus Assessments)
Reduced to **\$1.00/psf** (Plus Assessments)
- * 13 Acres (Divisible)
(Additional Acreage Available)
- * Wright County
PID 155-248-001030 2024 Taxes \$394.00 (8.02 Acre)
PID 155-248-001020 2024 Taxes \$274.00 (4.98 Acre)
- * Financing incentives available!
- * City incentives include TIF and Job Creation Credit
- * FiberNet Monticello is available
- * Near Restaurants and Major Retailers
- * Easy Access to I-94 and Highway 25
- * Located on Chelsea Road (the primary interconnect for the interchanges)
- * Zoning is IBC, Industrial Business Campus



Contact:
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(763) 229-4982
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COMMERCIAL REALTY SOLUTIONS

For Sale Industrial Land xxx Chelsea Road, Monticello 55362



LOCATION INFORMATION

- * Quick and Easy Access to I-94
- * Major retailers in the area!
- * City fiber optics available!

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	

TRAFFIC COUNTS - 2023

- * I-94 - 56,000 VPD
- * Highway 25 - 26,500 VPD
- * Chelsea Road - 3,950 VPD

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Great Interstate Frontage



Suburban Manufacturing

Adjoining Property Owner's



Dahlheimer Distributing

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