



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial Development
Land



MONTROSE

Montrose Industrial Park - Development Land

28.17 Acres

xxx Clementa Avenue SW, Montrose, MN 55363

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PROPERTY LOCATION

- * Great Location
- * 24 Miles West of I-494
- * North of Highway 12
- * West of Highway 25
- * Businesses in the Area:
Dollar General, Lino's Mexican Grill, USPS, Ugly Bar,
Emery Truck & Trailer Repair and more...

TRAFFIC COUNTS - 2023

- * Highway 12 - 11,271 VPD
- * Highway 25 - 5,094 VPD



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PROPERTY OVERVIEW

Sale Price

\$2.00/psf Highway Frontage
 \$1.00/psf Remainder of Property

Lot Size	28.17 Acres
Wright County PID's and 2024 Taxes	112-050-000010 (4.88 Acres) \$96.00 112-050-000020 (1.64 Remaining of 2.39 Acres) \$378.00 112- SOLD 040 (6.53 Acres) \$1,560.00 112-050-000050 (14.38 Acres) \$5,712.00
Note	1.64 Acres Available for Ponding. Adequate ponding for remaining developable land. Inground pipeline in place, at cul de sac, connect developing parcels to ponding area.
Zoned	I-1 Light Industrial



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