

1401 Fallon Avenue NE

Monticello, MN 55362



FOR LEASE



For more information Please Contact

KEVIN ANDERSON

612-720-3266

Kevin@smallbayproperties.com

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BUILDING SUMMARY

PROPERTY HIGHLIGHTS

High demand warehouse building with outdoor storage

Flexible lease options

Convenient access off I-94

I-2 Heavy Industrial Zoning District

**Uses include: major auto repair, bulk fuel sales & storage,
general warehousing and industrial services**



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PROPERTY INFORMATION

Address	1401 Fallon Ave NE, Monticello, MN
Building Size	54,000 SF
Total Land	10.87 Acres
Year Built	1984
Clear Height	14' - 24'
Net Rental Rate	Negotiable
2025 CAM & Tax	\$3.50/SF



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SMALL BAY
PROPERTIES

AVAILABLE SUITES



Suite #	SF	Outdoor Storage	Loading
Bay 1	7,200 SF	0.5 Acres	1 drive-in
Bay 2,4,5	7,057 SF - 21,457 SF	1 Acre	6 drive-in

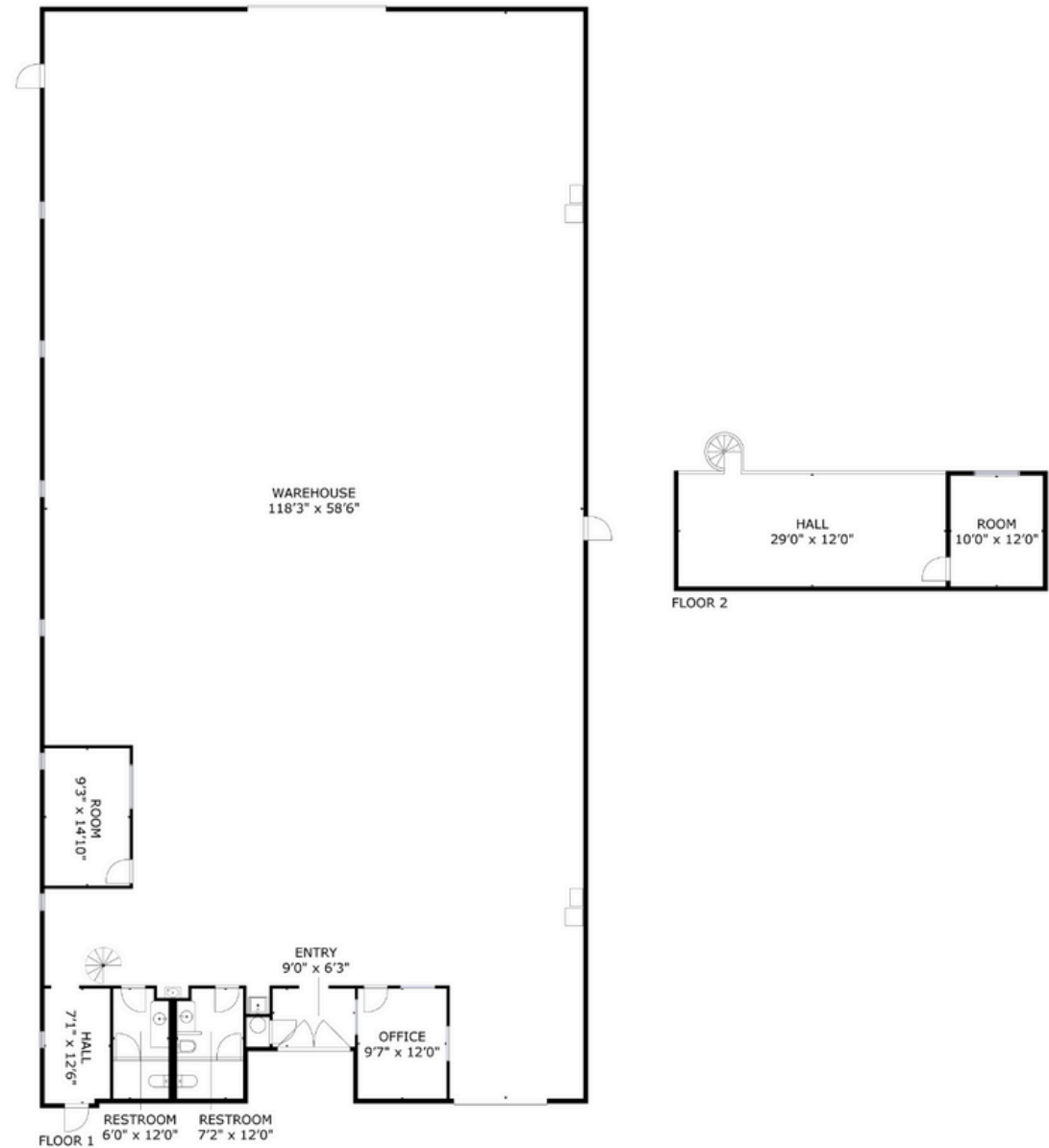


SUITE FLOOR PLAN

Bay 1

7,200 SF warehouse

- 1-drive in
- Exterior loading dock
- 14' clear height
- 0.5 acres outdoor storage

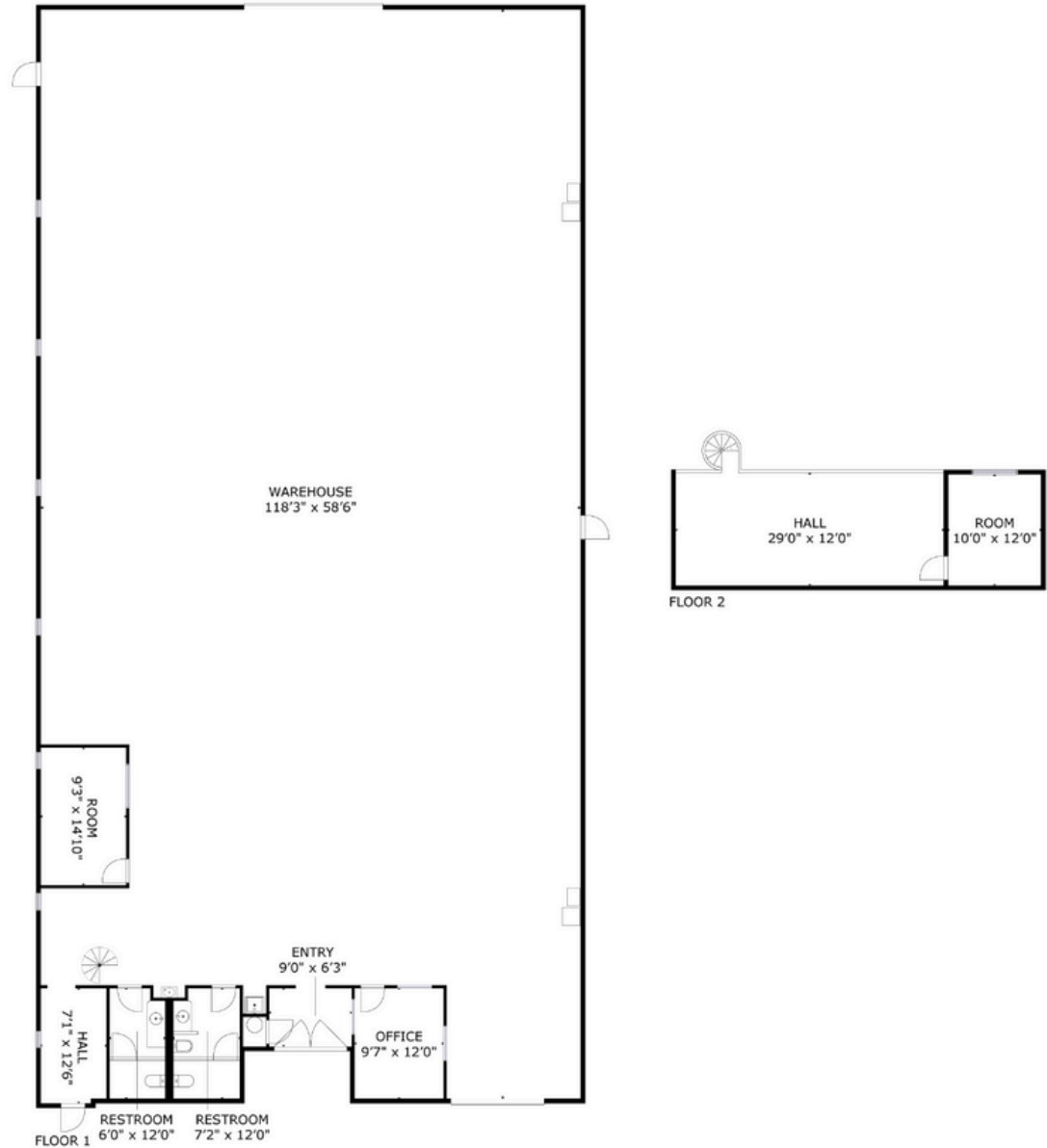


SUITE FLOOR PLAN

Bay 5

7,200 SF warehouse

- 2-drive ins
- 14' clear height
- 1 acre outdoor storage



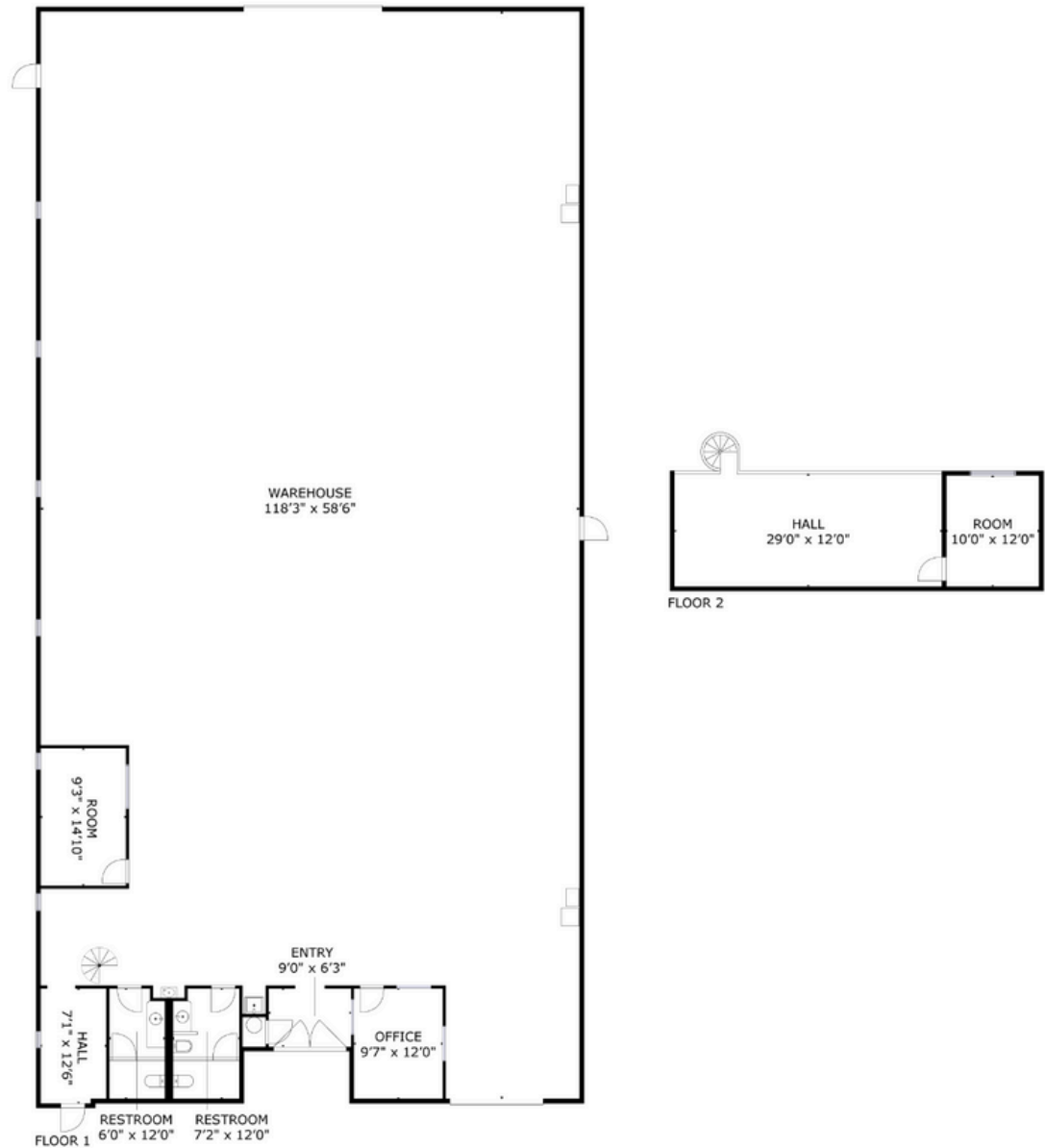


SUITE FLOOR PLAN

Bay 4

7,057 SF warehouse

- 2-drive ins
- 24' clear height
- 1 acre outdoor storage

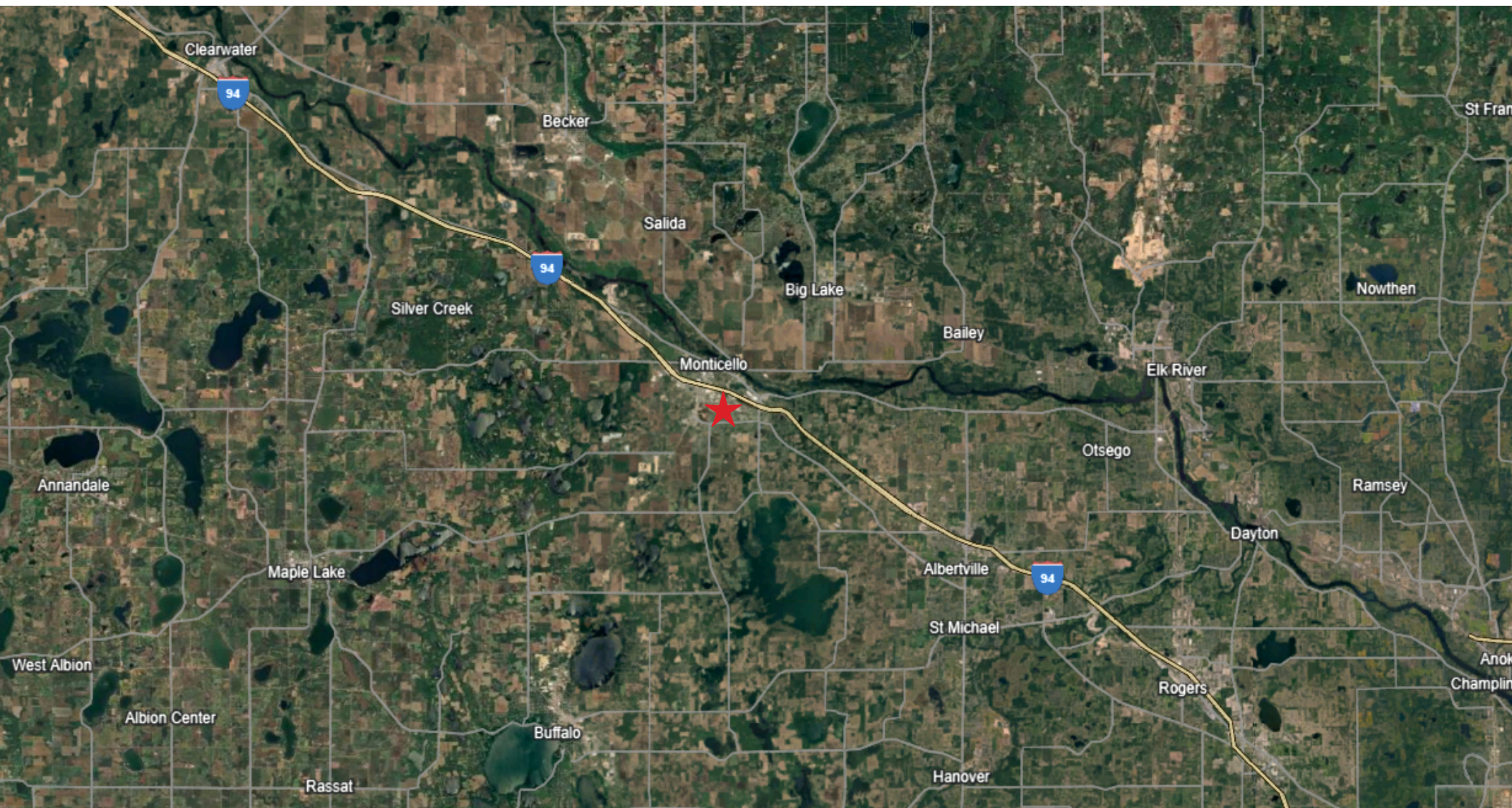


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MAP



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