



**Industrial Building  
OFFICE SPACE**

**PROPERTY INFORMATION**

- \* Warehouse **\$6.00/psf** LEASED
- \* Office Space **\$10.00/psf**
- \* Plus Operating Expenses: \$6.00/psf (includes utilities)
- \* 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



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COMMERCIAL REALTY SOLUTIONS

# For Lease Office Space 1330 Edmonson Ave., Monticello 55362



## LOCATION INFORMATION

- \* Quick Access to I-94 and Highway 25
- \* City fiber optics network providing high-speed internet, telephone and cable.

## TRAFFIC COUNTS - 2024

- \* 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	

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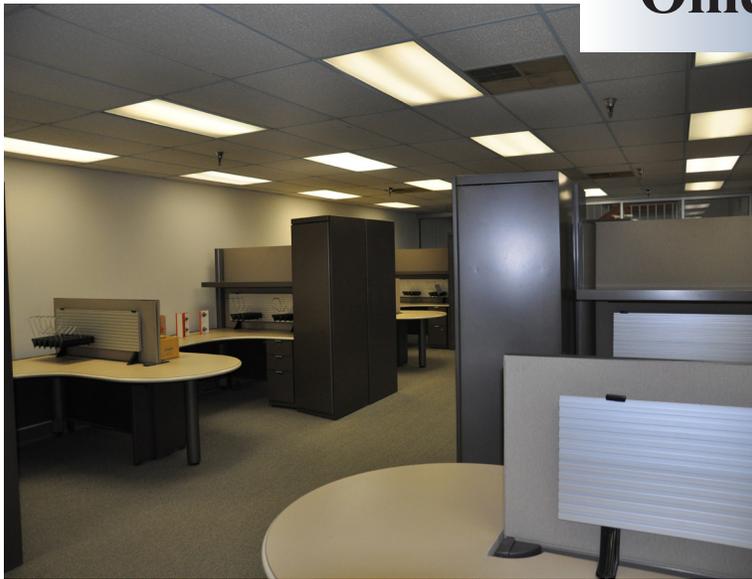
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**1st Floor  
Office Area!**



**PROPERTY INFORMATION**

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

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**2nd Floor Offices  
and Kitchen!**

**PROPERTY INFORMATION**

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

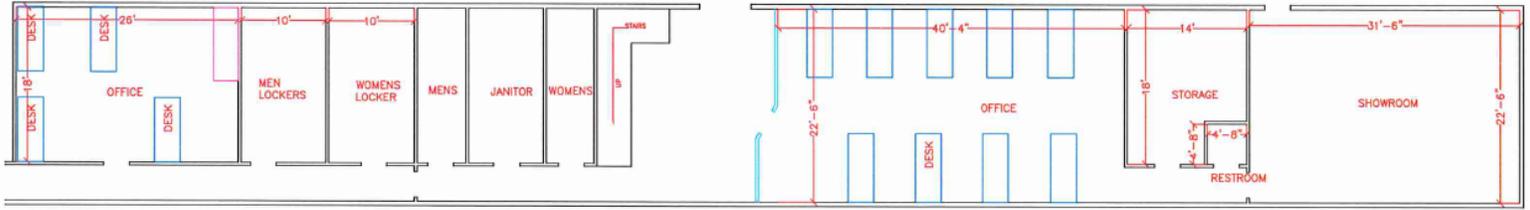
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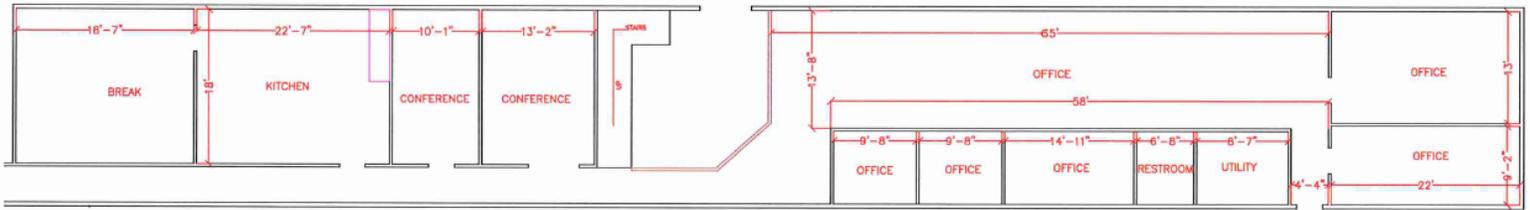


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1 PLAN: 1ST FLOOR  
A1 SCALE : 3/32" = 1'-0"



2 PLAN: 2nd FLOOR  
A1 SCALE : 3/32" = 1'-0"

## OFFICE FLOORPLAN

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