

414 Pine St Monticello, MN



- 18,806 SF Building
- Warehouse 10,200 SF
- Showroom, Retail & Flex Space 8,606 SF
- 14' Clear Height in the Warehouse
- 5 - 12'x12' Drive-in Doors
- Brand New Roof
- 50 Parking Stalls
- Potential Outdoor Storage
- Lease Rate: \$8.50 - \$9.50 psf NNN
- CAM & Tax Rate: TBD
- Excellent contractor, distribution, service, manufacturing, showroom, and retail opportunity

Contact:

Nik Anderson
COMMERCIAL AGENT

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Contact:

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Local Retail



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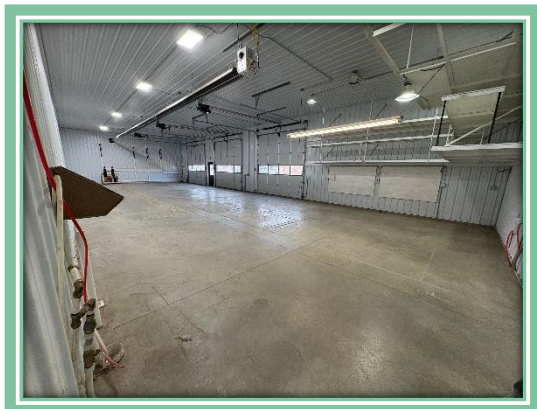
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Interior Photos



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3126	12,695	23,207
MEDIAN HH INCOME	\$67,314	65,860	\$66,391

TRAFFIC COUNTS

MN 25 & W 4TH ST	32,123 CARS PER DAY
PINE ST & W 5TH ST	27,500 CARS PER DAY
CR 75 & PINE ST	12,819 CARS PER DAY

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