

FOR SALE | 9600 Fallon Avenue NE | Monticello, MN 55362

Sale Offering Memorandum



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark is pleased to present 9600 Fallon Avenue Northeast available for sale in Monticello, Minnesota. This industrial building built in 1988 contains approximately 63,100 total building square feet. The site is situated on 4.06 acres and has ample parking. The property has easy access to I-94 and Minnesota 25.



I-1, Industrial District Zoning



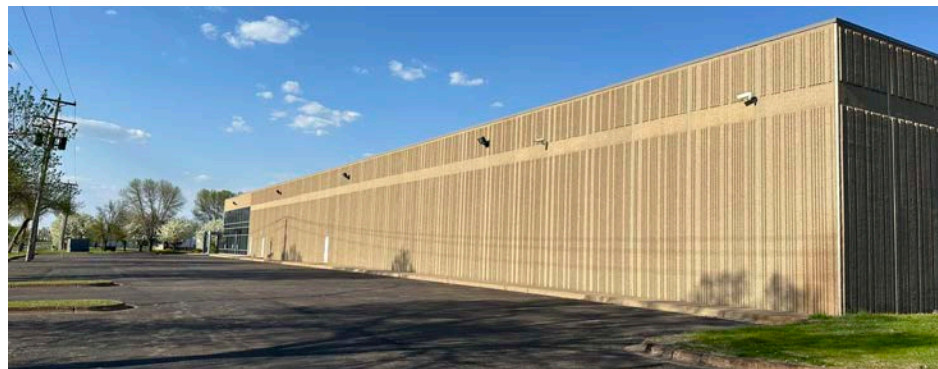
Quick access to I-94 and MN-25



Ample parking



Strong area retailers and traffic counts



02 | Newmark



DETAILS

| | |
|----------------------|--|
| Address | 9600 Fallon Avenue NE, Monticello |
| PID # | 15-509-200-1010 |
| Building Size | 63,100 SF |
| Lot Size | 4.06 AC |
| Year Built | 1998 |
| Parking | 120 Auto Parking Stalls |
| Power | Very Heavy Power (Being Verified) |
| Loading | Two (2) 12'x14' Drive-In Doors Four (4) 8'x10' Dock Doors with Seals and Levelers |
| Clear Height | 21' |
| Zoning | I-1 Industrial District |
| 2025 Taxes | \$87,326.00 |
| Sale Price | \$4,300,000 |



AERIAL MAP



RETAIL MAP



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