



For Sale/Lease Commercial/Industrial Building xxx Dundas Rd, Monticello 55362

COMMERCIAL REALTY SOLUTIONS

LEASE RATE \$11.50/psf



PROPERTY INFORMATION

* Lease Rate **\$11.50/psf NET**

- Spaces Available For Sale or For Lease

A-1 2,325/sf \$322,595.00

A-2 2,325/sf \$322,595.00

A-3 2,325/sf \$322,595.00

C-3 2,325/sf \$315,928.00

F-2 3,488/sf \$499,000.00 (For Sale Only)

H-2 2,325/sf \$315,928.00

* Office 18' x 20' w/Mezzanine
(Includes Office, Bathroom & Warehouse Space)

* Zoning is I-2 Heavy Industrial

* Wright County

* Near Restaurants and Major Retailers



Contact:

WAYNE ELAM

(763) 229-4982

WElam@crs-mn.com

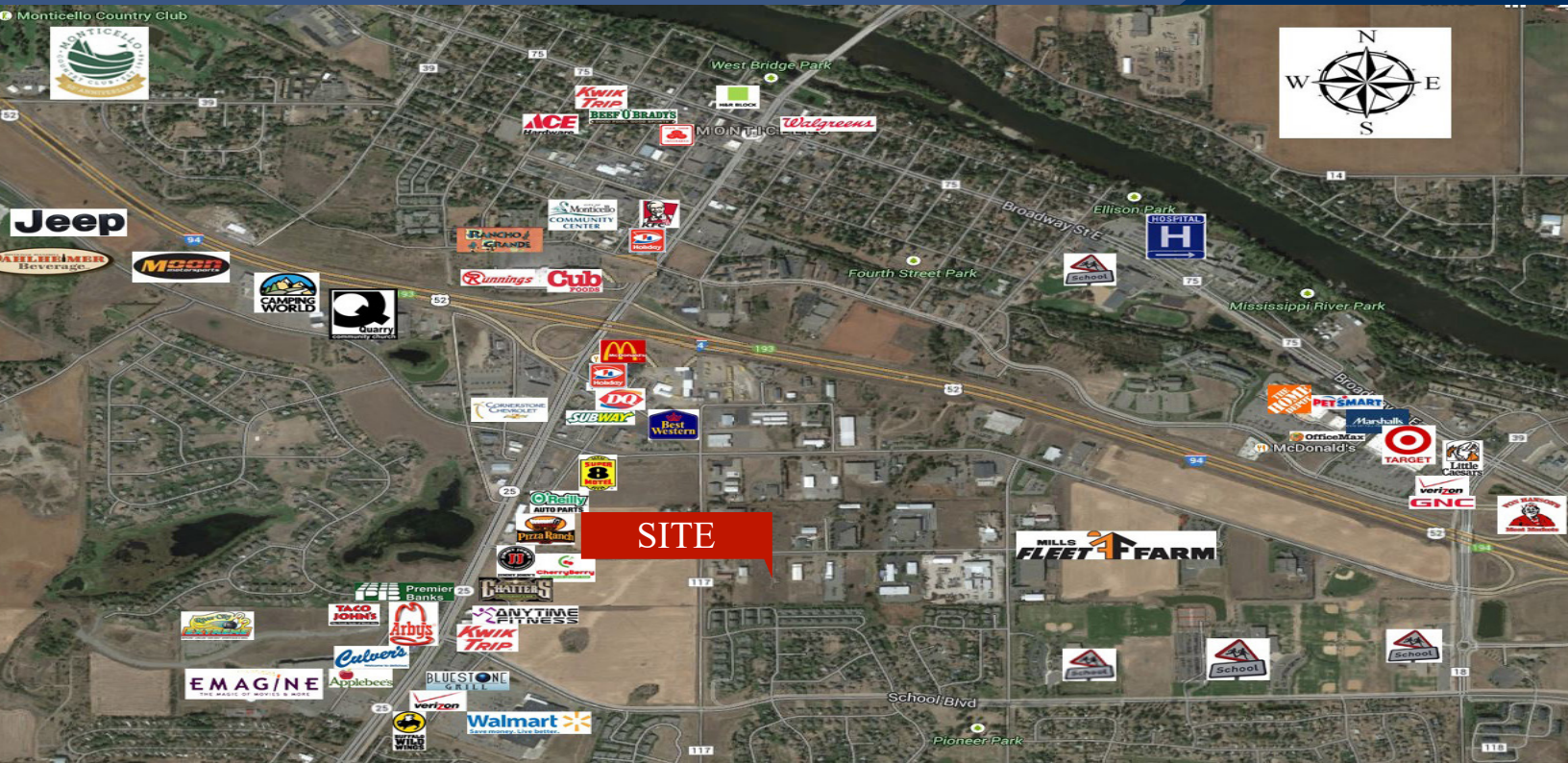
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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PROPERTY INFORMATION

- * Quick and Easy Access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Cub Foods, FleetFarm, Wal-Mart, Caribou, SuperCenter, Kwik Trip and much more retail and other services . . .
- * City fiber optics networking providing high-speed internet, telephone and cable
- * City Incentives for Job Creation

TRAFFIC COUNTS - 2023

- * Highway 25 - 26,000 VPD
- * I-94 - 56,000 VPD

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Buildings as shown, size can vary.

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* Building A:

A-1 2,325/sf **Available Sale/Lease**

A-2 2,325/sf **Available Sale/Lease**

A-3 2,325/sf **Available Sale/Lease**

* Building C:

C-1 **Leased**

C-2 **Leased**

C-3 2,325/sf **Available Sale/Lease**

* Building D:

D-1 **Leased**

D-2 **Leased**

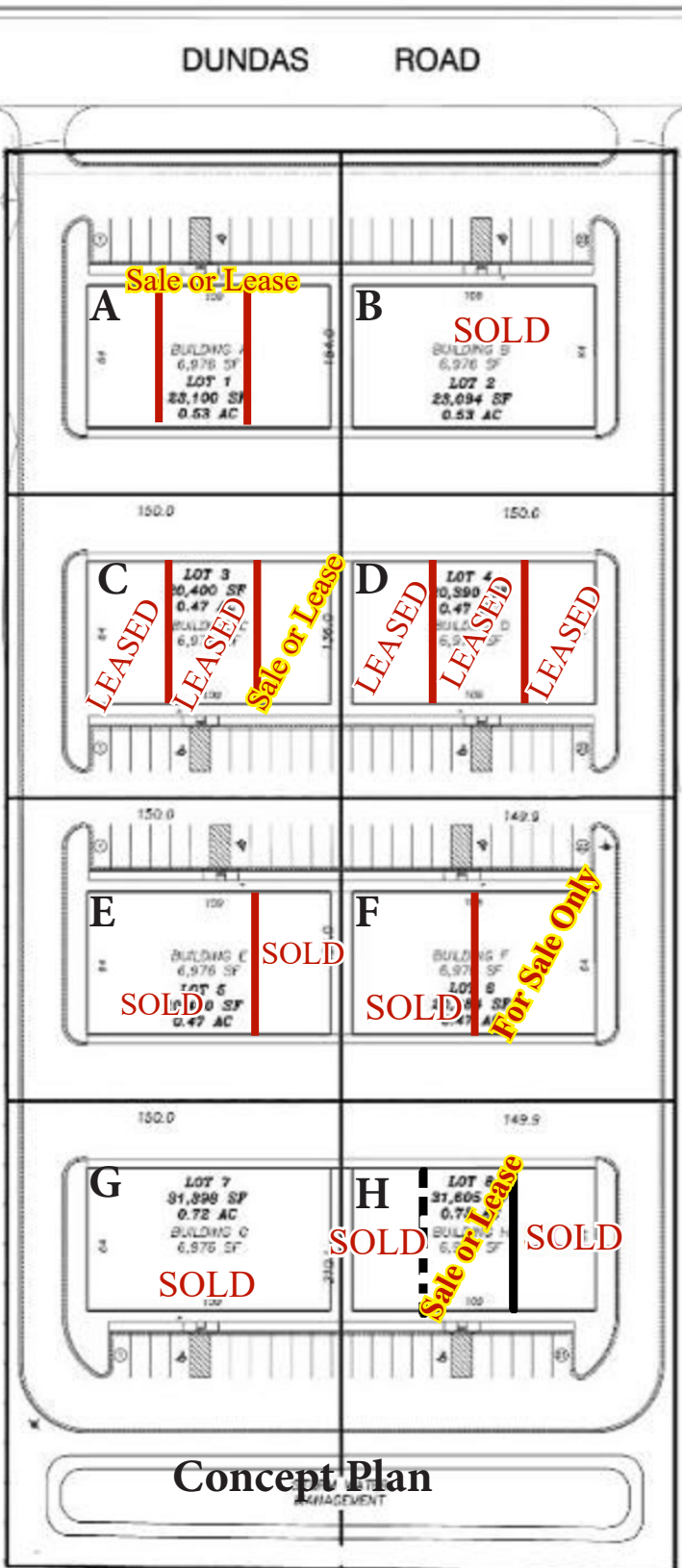
D-3 **Leased**

* Building F:

F-2 3,488/sf **Available for Sale Only**

* Building H:

H-2 2,325/sf **Available Sale/Lease**



Concept Plan

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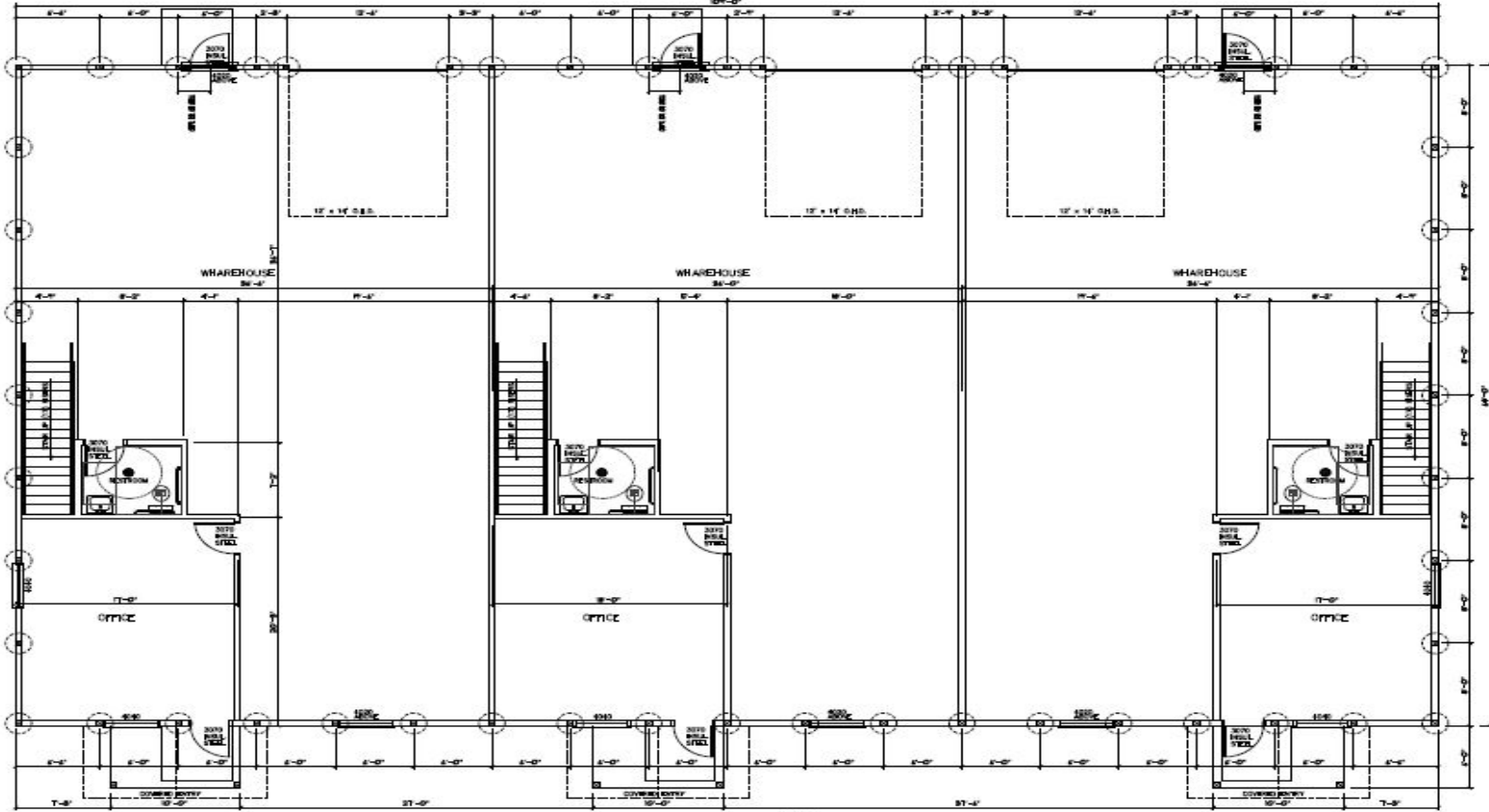
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

Concept Floorplan

PROPERTY INFORMATION

- * Space for Lease: 2,325/sf
- * 5" Concrete Floor
- * 18' x 20' Office Space w/mezzanine
- * Fully Insulated
- * Interior White Steel Lined
- * Unit Heaters
- * 14' Overhead Doors
- * Floor Drains with flammable waste trap included in each space
- * Utilities metered separately
- * Great for Office, Warehouse, Industrial, Storage or MANCAVE
- * Fully Air Conditioned

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(Example of Build-Out)

**2,325/sf
Fully Built-Out**

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Unit H-2 Photos

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REAR VIEW with
12' x 14' Overhead Doors

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