



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial
Building



MONTICELLO

Industrial Building

Lease Rate: Office - \$11.00/psf Warehouse - \$8.00/psf

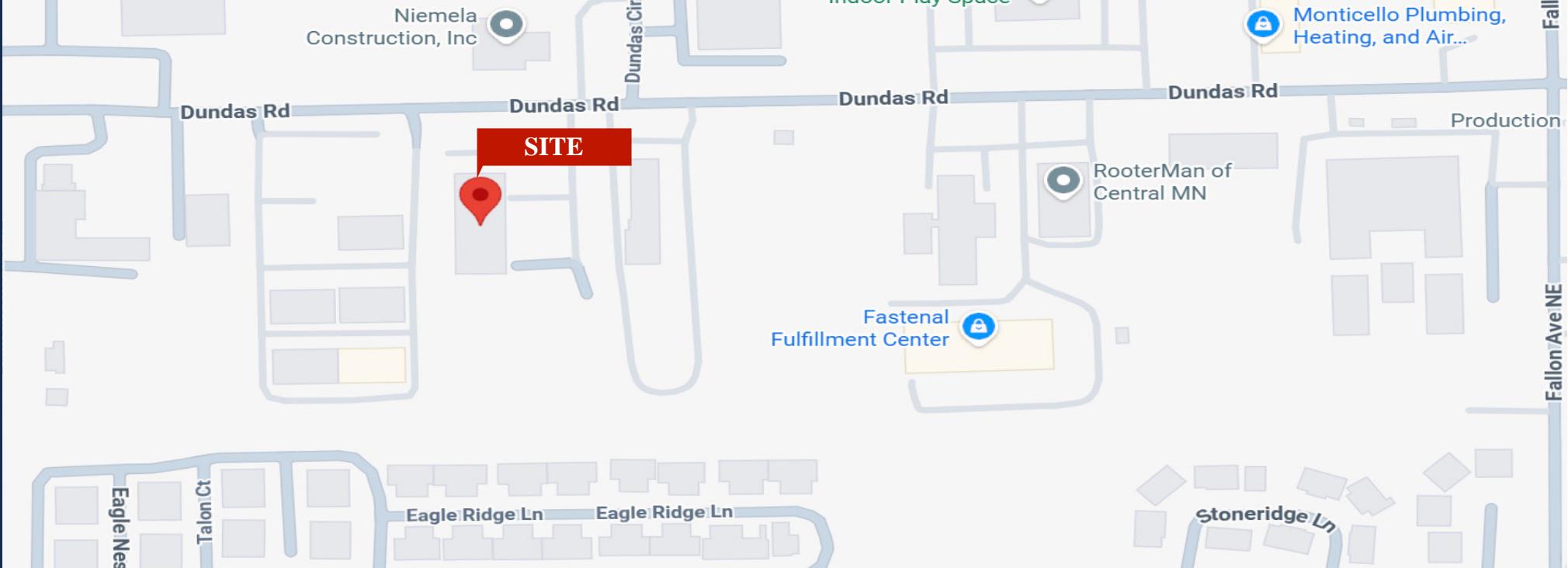
Building Size: 16,670/sf

112 Dundas Road, Monticello, MN 55362

Dundas Road

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PROPERTY LOCATION

- * Located East of Highway 25 on Dundas Road
- * Minutes from I-94
- * Easy Access to Highway and Interstate
- * Businesses in the Area:
Fleet Farm, Kwik Trip, Target, Auto Zone, Subway, Dollar Tree, Taco John's, Arby's, JME, Aldi's, Walmart and many more.

TRAFFIC COUNTS - 2024

- * I-94 - 55,770 VPD
- * Highway 25 - 23,957 VPD
- * Dundas Road - 1,888 VPD



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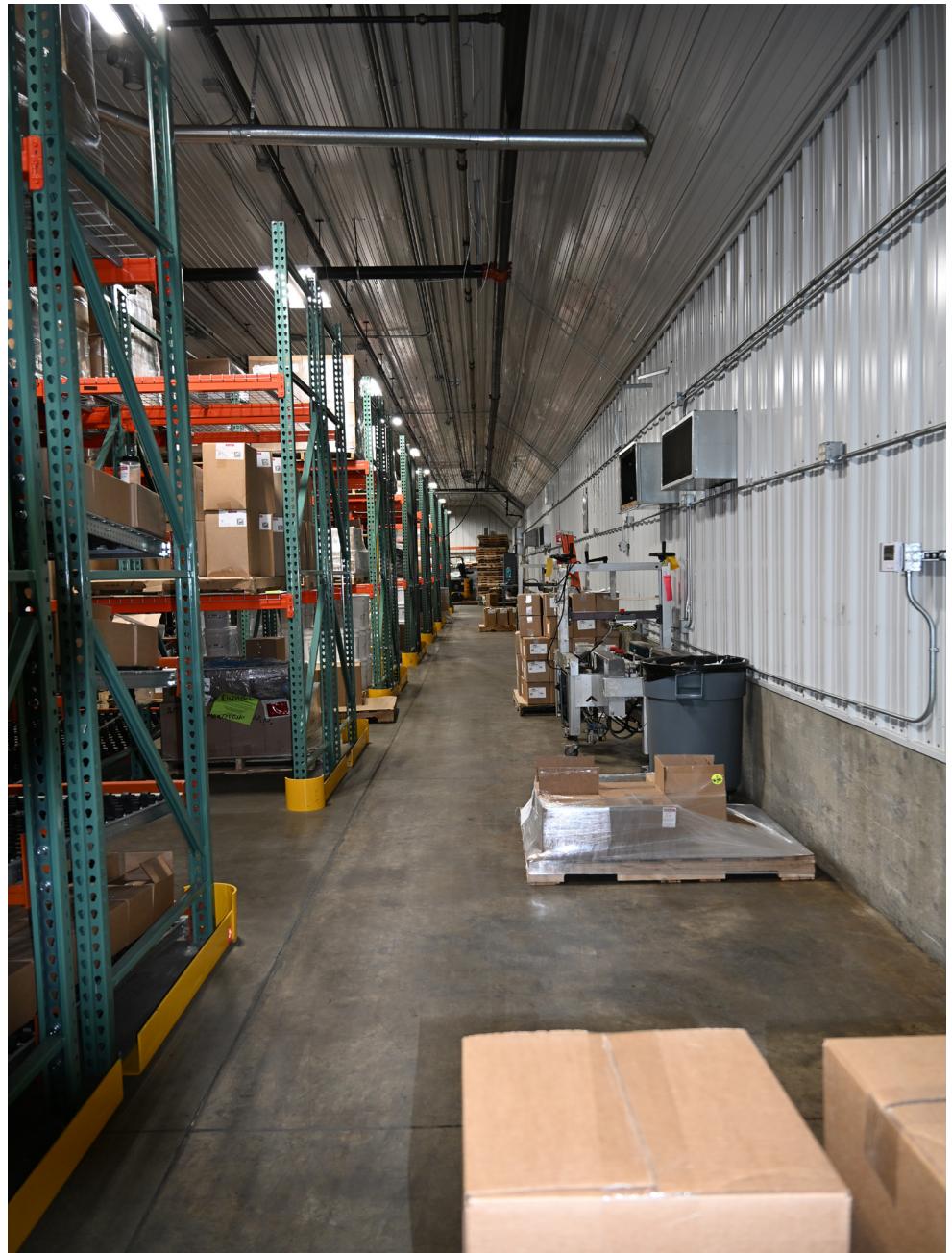
PROPERTY OVERVIEW

112 Dundas Road, Monticello, MN

Lease Rate

Office \$11.00/psf
Warehouse \$8.00/psf

Building Size	16,670/sf Office 40' x 80' = 3,200/sf Shop/Warehouse 13,470/sf
Lot Size	4.4 Acres
County	Wright
PID	155-018-003030
2025 Taxes	\$37,478.00
Zoned	I-2 Heavy Industrial
Built	1994



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FLOOR PLAN



BUILDING INFORMATION

- * 4 Private Offices
- * Large Reception Area
- * Conference Room
- * Shop Breakroom
- * Shop Shower
- * Radiant Heat
- * Office/Shop Air-Conditioned
- * Post Frame Construction

- * Clear Height 16'
- * 1400 Amps - 480 Volt Electrical
- * Overhead Doors:
 - (1) Drive-In 12' x 14'
 - (1) Dock High 10' x 14' (w/Leveller)
 - (2) Dock High 8' x 8' (1 w/Leveller)
- * Building Fully Sprinkled
- * Alarm System
- * Quality Control Room

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INTERIOR



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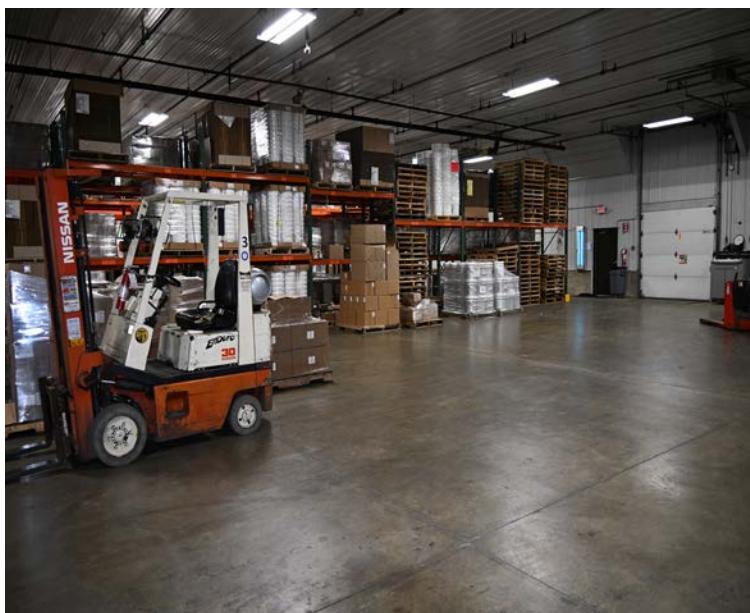
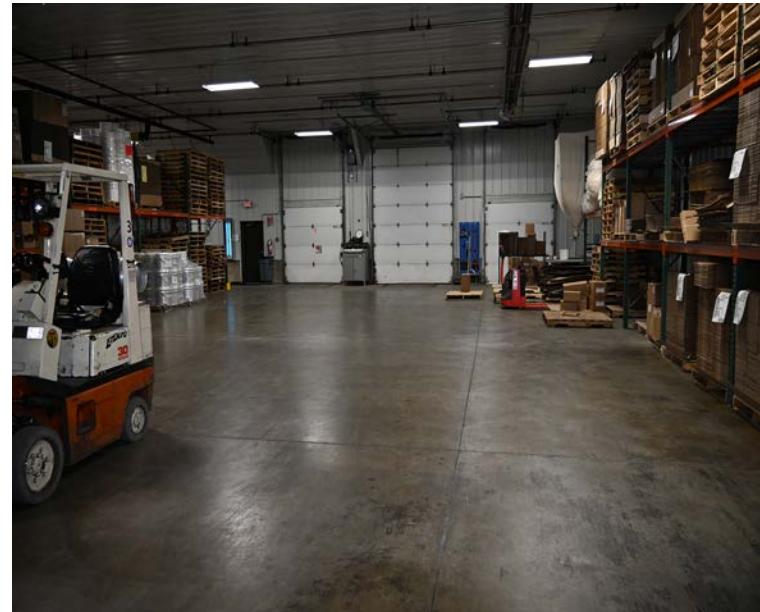
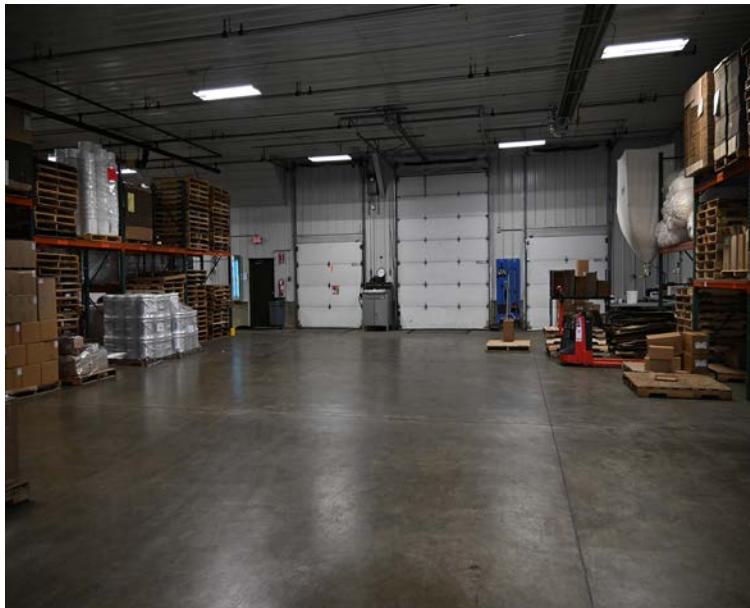
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INTERIOR



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