

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

Sale Offering Memorandum



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark and Cetra Partners are 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



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



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	4,528	18,344	31,829
Total Households	1,859	6,801	11,482
Average HH Income	\$97,829	\$98,563	\$106,497

RETAIL MAP



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