



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial / Industrial
Building



MONTICELLO

Commercial / Industrial Building

 Building E, Unit 1 - 4,650/sf
108 Dundas Road, Monticello, MN 55362

 **Lease Rate:** \$12.00/psf + CAM



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Great Location



Access to I-94 & Hwy 25



Easy Access



City Incentives for Job
Creation



PROPERTY LOCATION

- * Quick & Easy Access to I-94 and Highway 25
- * City fiber optics networking providing high-speed internet, telephone and cable
- * City Incentives for Job Creation
- * Businesses in the Area:
Super Target, Home Depot, Cub Foods, FleetFarm,
Walmart Super Center, Caribou, Kwik Trip and more.

TRAFFIC COUNTS - 2025

- * I-94 - 55,770 VPD
- * Highway 25 - 24,211 VPD
- * Dundas Road - 1,892 VPD

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PROPERTY OVERVIEW

108 Dundas Rd, Monticello, MN

Lease Rate

\$12.00/psf

Space Available	Unit E1 - 4,650/sf
County	Wright
Zoned	I-2 Heavy Industrial
Other	* 5" Concrete Floor * 18' x 20' Office Space w/Mezzanine * Fully Insulated * Interior White Steel Lined * Unit Heaters * Two (2) 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

ABOUT MONTICELLO

Monticello is more than a city, it's a community. If you are thinking of long-term growth, quality of life, and access to markets, Monticello is the perfect location.

The city sits along Interstate 94 between the Twin Cities and St. Cloud, giving businesses easy highway access for customers, suppliers, and commuters.

The City of Monticello actively supports economic growth with things like Tax Increment Financing (TIF), small city economic development loans, tax abatement options, and revolving loan funds – which can lower startup costs or help with expansion.

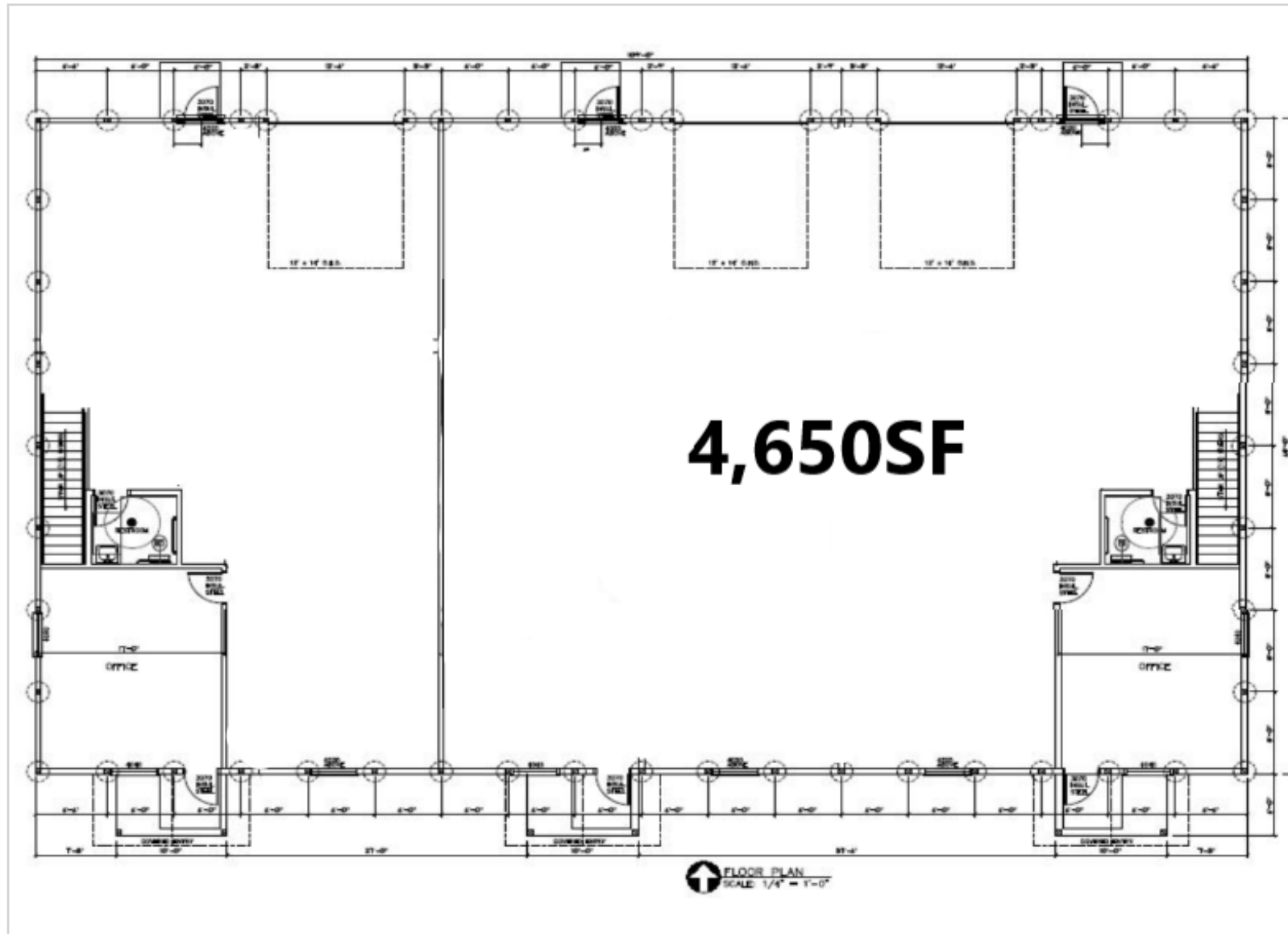
Monticello has a skilled labor pool and a working population with solid median household income, and it's within commuting distance of regional institutions like St. Cloud State University.

Combining a “small-town feel” with access to larger markets, Monticello can be ideal for businesses like retail shops, restaurants, professional services, manufacturing, or specialized local service.

This community is positioned as a regional hub for shopping, services, and recreation, not just a small town.

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FLOOR PLAN



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INTERIOR/EXTERIOR



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