

**FOR LEASE**  
**8,398 SF AVAILABLE**



**FEATURES:**

- 8,398 SF Warehouse "For Lease" in Monticello, MN.
- Convenient location and easy access to I-94.
- Low operating costs with aggressive lease rates.
- Located near downtown with other businesses in area.

Lease Rate  
**\$5.00 /psf NNN**

Taxes: \$1.48 /psf  
Cam: \$3.02 /psf



**FACTS:**

- ▲ 2 Dock Doors (8' x 8')
- ▲ 18' Clear Ht.
- ▲ Built in 1987 / Renovated in 2016.
- ▲ Electrical Service - 100 Amp 220 - 110
- ▲ Tenant monument signage available.
- ▲ Local Property Management.

Overview ..... 1  
Aerial Maps ..... 2  
Site Plan ..... 3  
Floor Plan ..... 4  
City Information ..... 5



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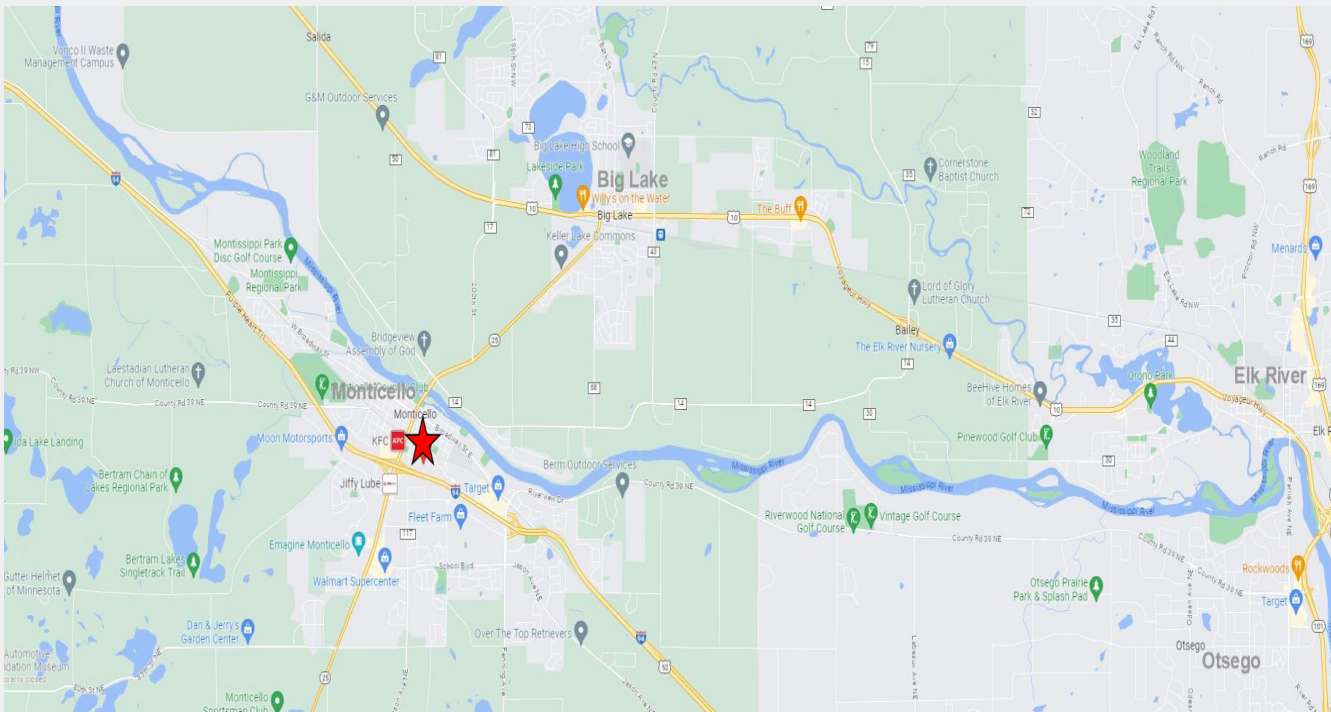
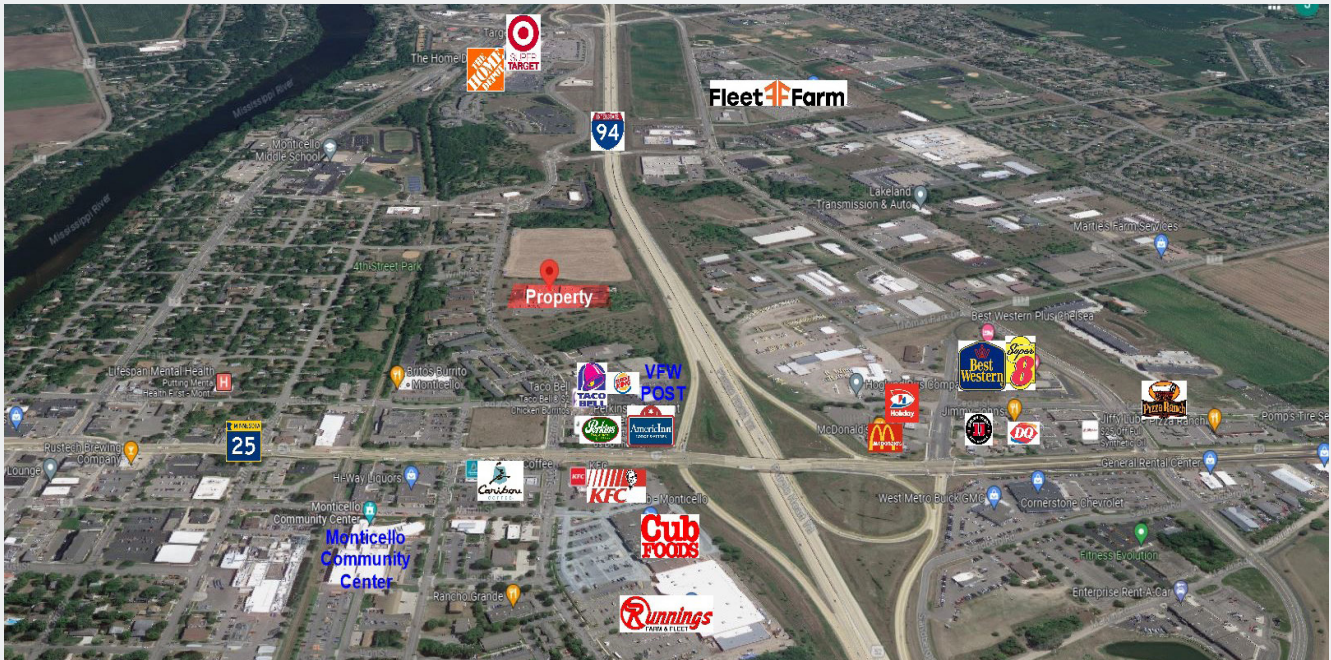
**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



**AERIAL & MAP**

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**SITE PLAN**

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**FLOOR PLANS**

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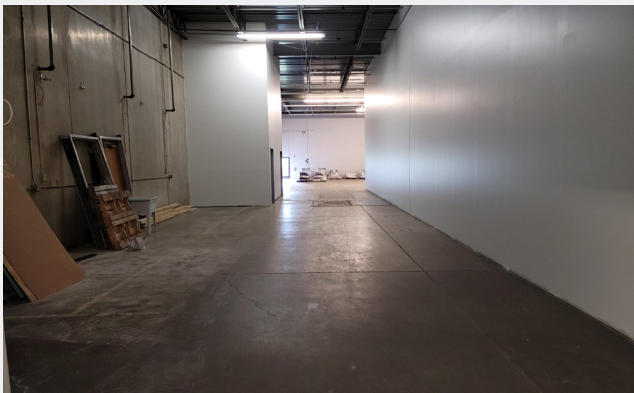
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**PHOTO GALLERY**

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## Industrial Building

406 E. 7th St.

Monticello, MN 55362

### CITY INFORMATION

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#### Community Profile

Monticello, Minnesota

Population: 12,759

Households: 5,352

Median Household Income: \$62,819

#### Location

Conveniently located on I-94, between St. Cloud and Minneapolis, along the banks of the scenic Mississippi River  
25 minutes to the Twin Cities

#### Major Employers

Ultra Machining Company (UMC)

Cargill Kitchen Solutions

Xcel Energy

CentraCare Health

Monticello School District

Cargill Kitchen Solutions

The Home Depot

WSI, Inc

Dahlheimer Distributing

#### Health Care

CentraCare Health: Emergency, Clinic Care, birthing center, Cancer & Wound Center



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