

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

Sale Offering Memorandum



**NEWMARK**

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# PROPERTY OVERVIEW

## THE OFFERING

Newmark is 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**



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## DETAILS

<b>Address</b>	9600 Fallon Avenue NE, Monticello
<b>PID #</b>	15-509-200-1010
<b>Building Size</b>	63,100 SF
<b>Lot Size</b>	4.06 AC
<b>Year Built</b>	1998
<b>Parking</b>	120 Auto Parking Stalls
<b>Power</b>	Very Heavy Power (Being Verified)
<b>Loading</b>	Two (2) 12'x14' Drive-In Doors Four (4) 8'x10' Dock Doors with Seals and Levelers
<b>Clear Height</b>	21'
<b>Zoning</b>	I-1 Industrial District
<b>2022 Taxes</b>	\$67,992.00
<b>Sale Price</b>	<b>\$4,300,000</b>



# AERIAL MAP



# RETAIL MAP



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