



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Industrial/Office Building FOR LEASE

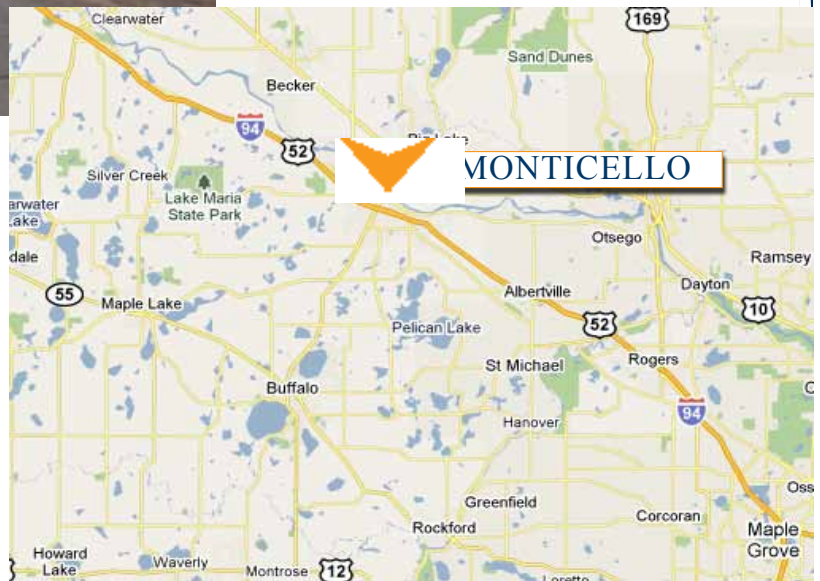
1350 Edmonson Ave., Monticello, MN 55362



Lease either  
**WAREHOUSE** or  
**OFFICE SPACE** -  
or **BOTH!**

## PROPERTY INFORMATION

- \* Warehouse \$4.00/PSF
- \* Office Space \$8.00/psf
- \* Operating Expenses: \$2.21/psf
- \* Leasable space:
  - 39,900/sf Industrial / Warehouse
  - 1,800/sf Shop
  - 4,000/sf (appx) Office First Floor
  - 4,000/sf (appx) Office Second floor
- \* High quality building constructed 2005
- \* Zoning - I2 heavy Industrial
- \* 18' Clearance
- \* (1) Drive-In Door
- \* 4 Loading Docks
- \* Fully Sprinklered
- \* Quick Access to I-94 and Highway 25



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

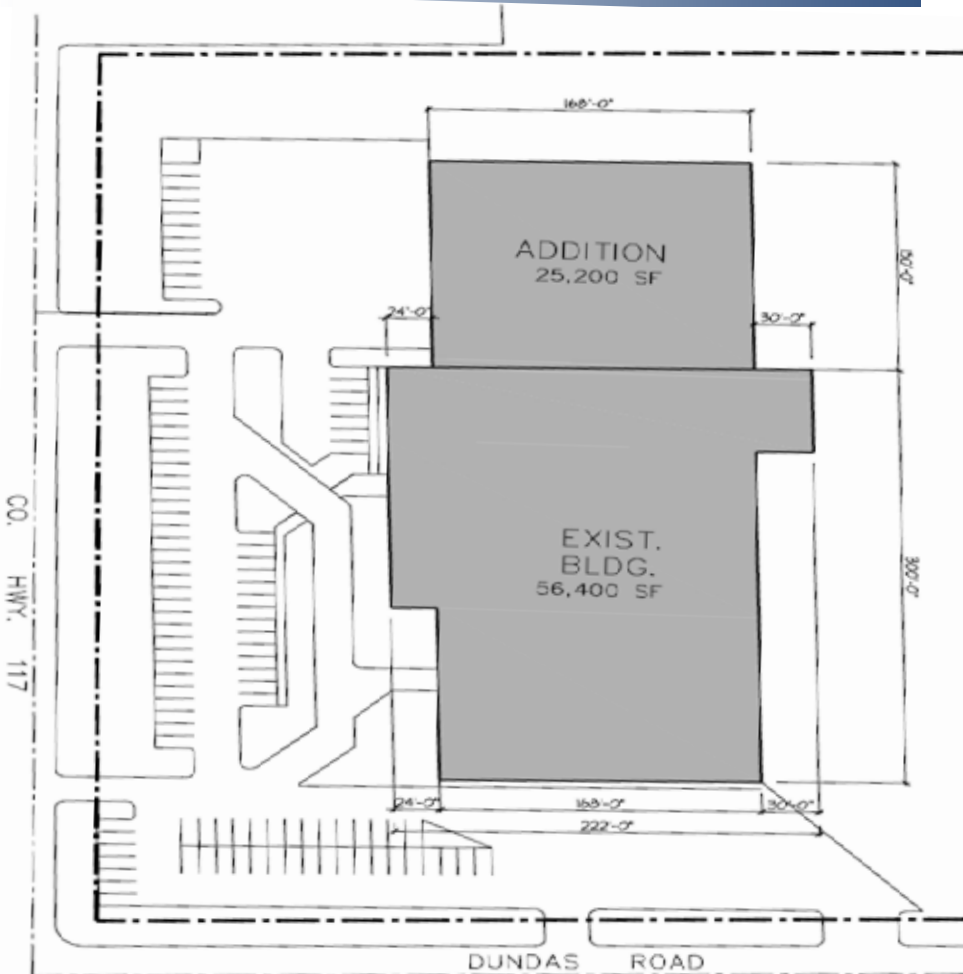
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1350 Edmonson Ave., Monticello, MN 55362

Great  
Industrial  
Building!

## PROPERTY INFORMATION

- \* Warehouse Space:
  - \* 39,900/sf
  - \* 168' deep by 225' wide
  - \* Prestressed Concrete
  - \* Gas Unit Heat
  - \* 4 Loading Docks
  - \* 1 Drive-In Door
  - \* 18' Clearance
  - \* Fully Sprinklered
  - \* Men's & Women's Rooms
  - \* 2 Production Offices in shop
- \* Shop Space:
  - \* 1,800/sf
  - \* 30' x 60'
  - \* Heavy Power
- \* Office Space:
  - \* 8,000/sf (appx) 4,000/each floor
  - \* 24' x 165' - 2-Story
  - \* Quality 2005 Construction



Demographics - 2007	3 Mile	5 Mile	10 Mile
Population	15,287	26,277	90,551
Avg Age	33	33	33
Avg HH Inc.	\$62,792	\$65,891	\$75,541
Median HH Inc.	\$56,337	\$59,763	\$66,778

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1350 Edmonson Ave., Monticello, MN 55362



## PROPERTY INFORMATION

- \* Quick and easy access to I-94 and Highway 25
- \* Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods, Wal-Mart SuperCenter and much more.
- \* City fiber optics network providing high-speed internet, telephone and cable.

## TRAFFIC COUNTS - 2010

- \* Highway 25 - 24,500 VPD
- \* I-94 - 53,000 VPD
- \* Chelsea Road - 1,750 VPD

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# Monticello - Industrial/Office Building **FOR LEASE**

1350 Edmonson Ave., Monticello, MN 55362

**Great  
Industrial  
Building!**



**Entry Stairway**



**2nd Floor Office Area**

**2nd Floor Kitchen**



**2nd Floor Office Area**



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## Monticello - Industrial/Office Building

# FOR LEASE

1350 Edmonson Ave., Monticello, MN 55362

Great  
Industrial  
Building!



1st Floor  
Office Area  
and Shop!



### **BUILDING INFORMATION**



- \* Prestress Concrete Building
- \* Sprinklered throughout
- \* 4 Dock-High Doors
- \* 1 Ground O.H. Door



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**Great  
Industrial  
Building!**



**2nd Floor Office Area**



## **BUILDING INFORMATION**

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- \* Sprinklered throughout
- \* 4 Dock-High Doors
- \* 1 Ground O.H. Door



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