



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Industrial Warehouse

FOR LEASE

1330 Edmonson Ave., Monticello, MN 55362



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

PROPERTY INFORMATION

- * Warehouse \$4.00/PSF
- * Office Space \$8.00/psf
- * Plus Operating Expenses: \$2.21/psf
- * Leasable space:
 - 37,800/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
- * Quick Access to I-94 and Highway 25
- * Great Location!



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

Monticello - Industrial / Warehouse

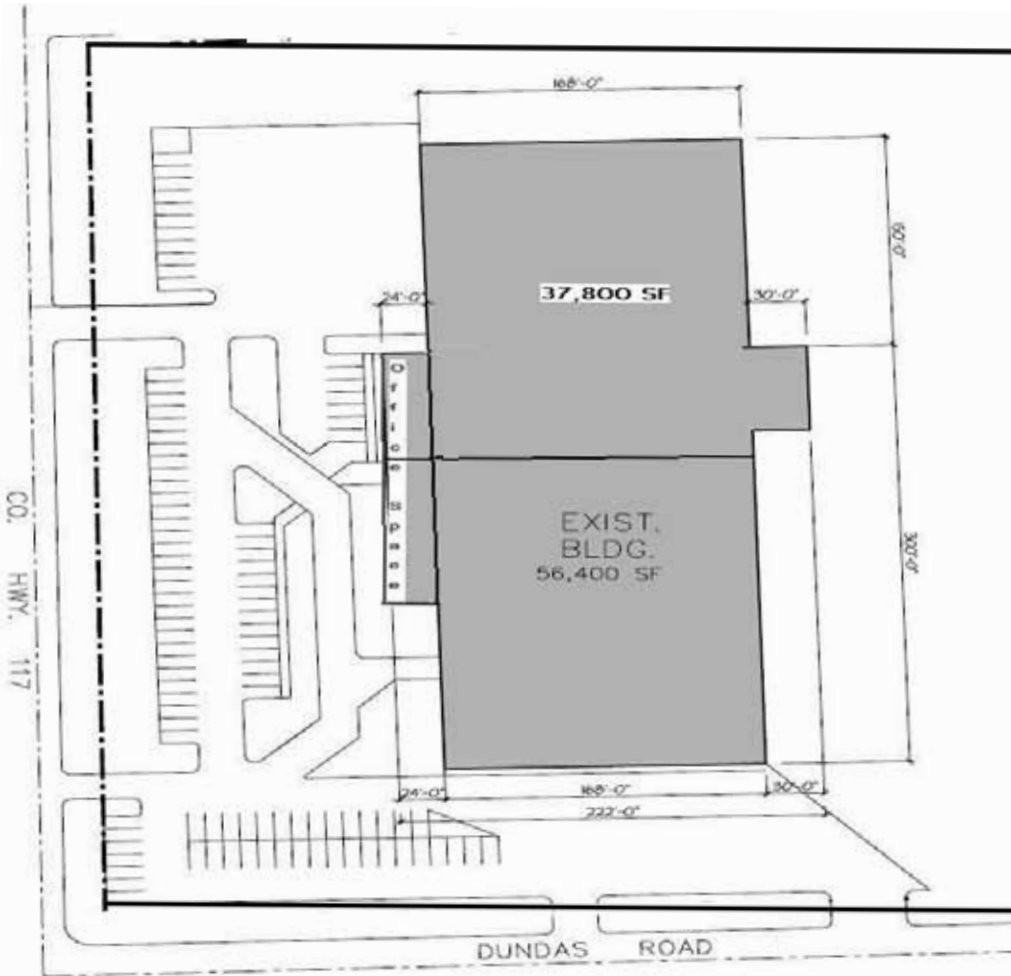
FOR LEASE

1330 Edmonson Ave., Monticello, MN 55362

**Great
Industrial
Building!**

PROPERTY INFORMATION

- * Warehouse Space:
 - * 37,800/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

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

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

Monticello - Industrial / Warehouse

FOR LEASE

1330 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

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

Monticello - Industrial / Warehouse

FOR LEASE

1330 Edmonson Ave., Monticello, MN 55362

Great
Industrial
Building!



BUILDING INFORMATION

- * Prestress Concrete Building
- * 37,800/sf Industrial / Warehouse



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

Monticello - Industrial / Warehouse

FOR LEASE

1330 Edmonson Ave., Monticello, MN 55362

Great Office
Built-In's!



1st Floor
Office Area!



BUILDING INFORMATION

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



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

Monticello - Industrial / Warehouse

FOR LEASE

1330 Edmonson Ave., Monticello, MN 55362

2nd Floor
Offices and
Kitchen!



BUILDING INFORMATION

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

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