



COMMERCIAL REALTY SOLUTIONS
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Monticello - Industrial/Office Space **FOR LEASE**

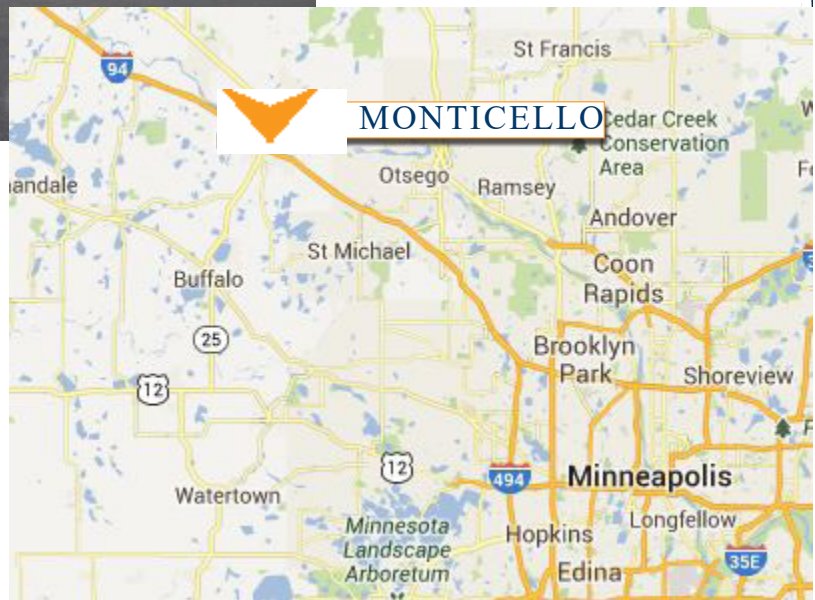
210 Dundas Road, Monticello, MN 55362



Great Multi-Tenant Building

PROPERTY INFORMATION

- * Lease Rate **\$6.00/psf** (Net Lease)
- * Operating Expenses: \$2.40/psf
- * 30,000/sf Building
- * Available:
Suite 300 - 25'x100' = 2,500/sf
- * Wright County PID 155-188-001030
- * Built 2006
- * Multi-Tenant Building
- * Zoned: I-2 Industrial
- * Quick access to I-94 and Hwy 25
- * Businesses in the area include:
Precision Technologies, Insurance agency, Wallboard, JME, close to lots of major shopping, services, and food!



Contact:

SHEILA ZACHMAN

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3 Highway 55 West, Buffalo, MN 55313

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TRAFFIC COUNTS - 2017

- * I-94 - 37,500 VPD
- * Highway 25 - 27,500 VPD
- * Dundas Road - 990 VPD



PROPERTY INFORMATION

- * Located East of Highway 25
- * South of I-94
- * Easy access to Interstate and Highway

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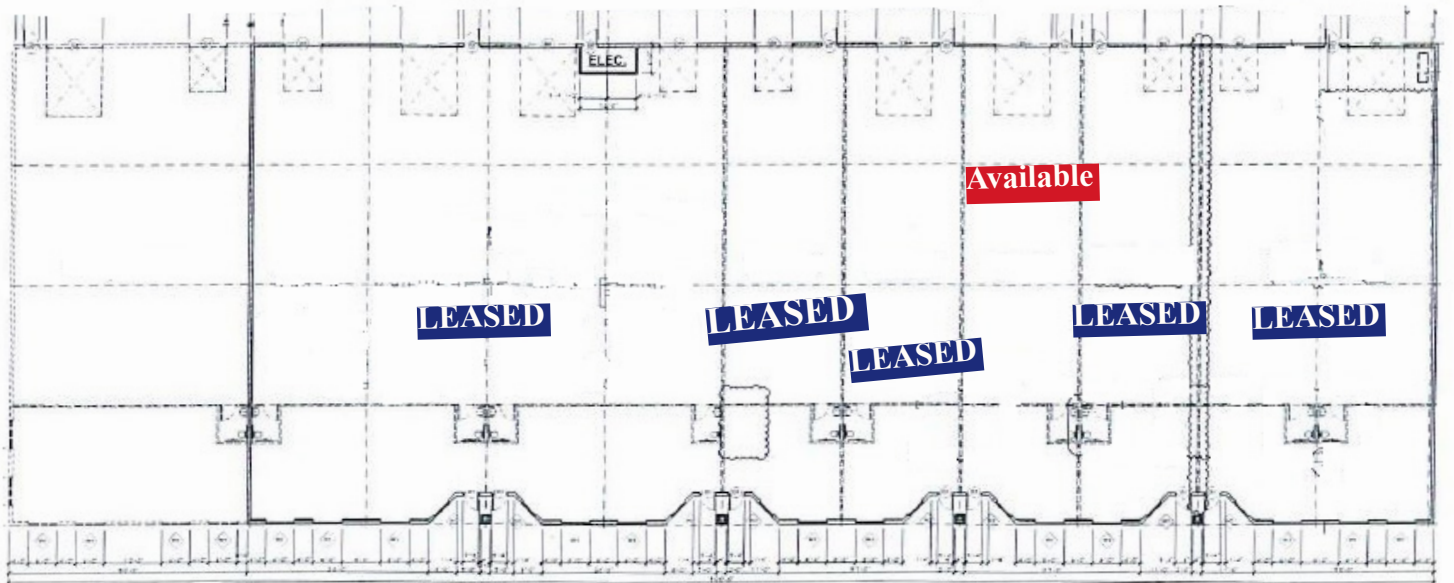
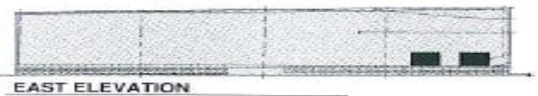
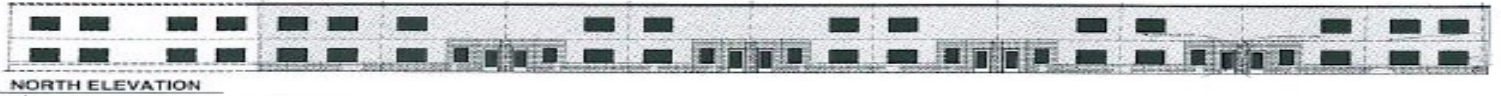
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Elevation



Floorplan

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Suite 300
(2,500/sf)
(25' x 100')



Rear of Building

SUITE INFORMATION

- * (1) O.H. Door
- * Clear Height 16'-8"
- * 200 AMP Electrical
- * Indirect Heat
- * Fully Sprinkled



Warehouse

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