

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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Contact

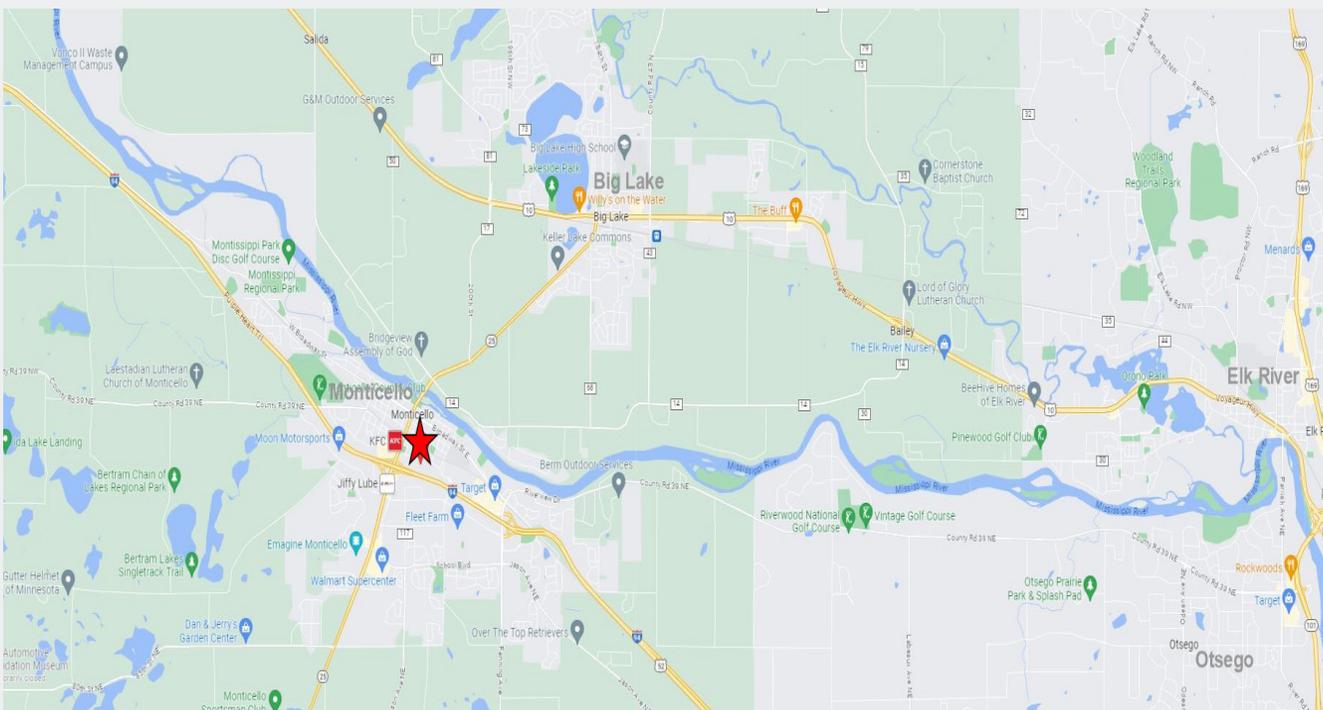
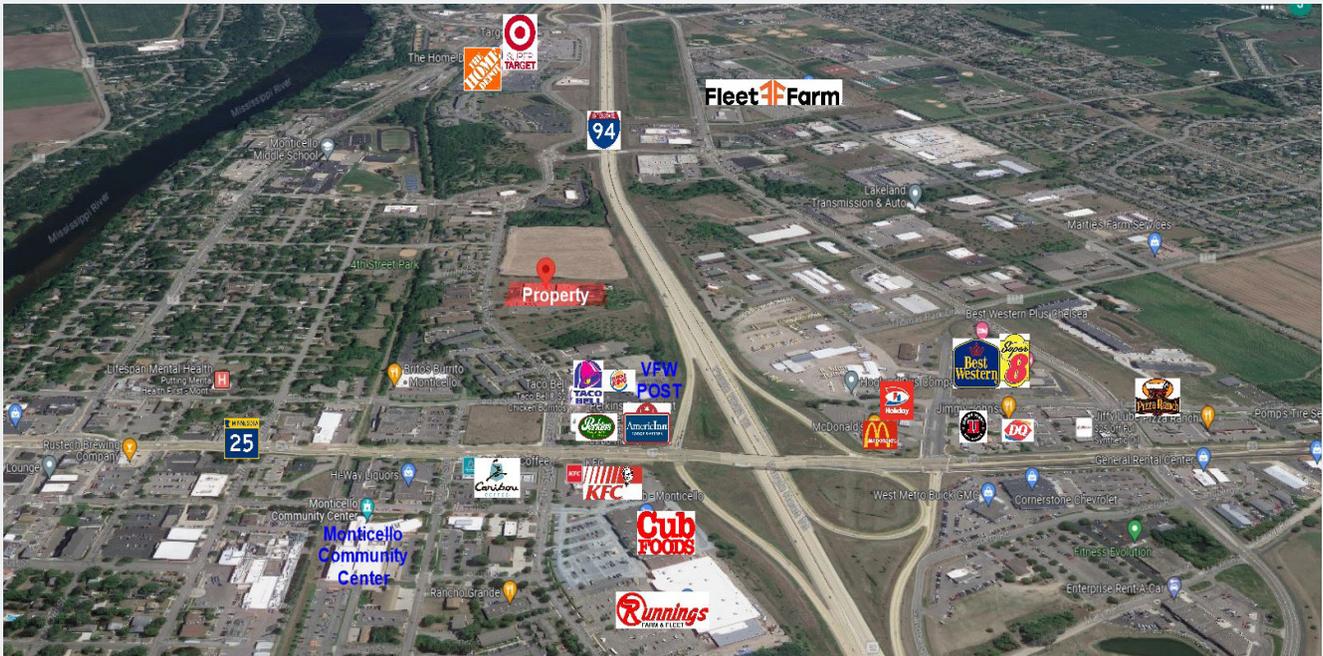
Phone: 763.424.6355
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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AERIAL & MAP

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SITE PLAN

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FLOOR PLANS

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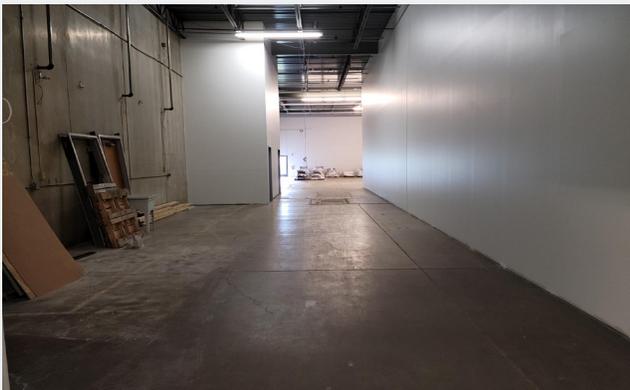
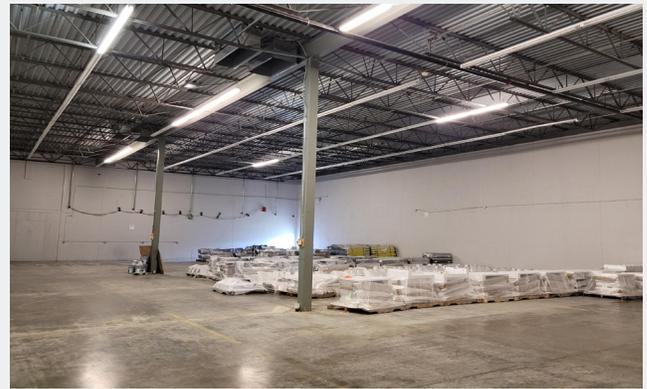
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PHOTO GALLERY

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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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