



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello - Office Space FOR LEASE

112 Dundas Road, Monticello, MN 55362



Office Space Available

PROPERTY INFORMATION

- * Lease Rate **\$8.00/psf** Net Lease
- * 16,670/sf Building
 - Office 40' x 80' = 3,200/sf
 - Shop/Warehouse 13,470/sf LEASED
- * Lot is 4.4 Acres
- * Wright County PID 155-018-003030
- * 2015 Taxes \$26,590.00
- * Located 2 Blocks East of Hwy 25 on Dundas
- * Businesses in the area include:
Willi Hahn, Pizza Ranch, Cherry Berry, Kwik Trip, Target, GNC, Anytime Fitness, Subway, much more retail, service and industrial!



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2014

- * Highway 25 - 27,500 VPD
- * I-94 - 56,000 VPD
- * Chelsea Road - 1,750 VPD



PROPERTY INFORMATION

- * Located East of Highway 25 on Dundas
- * Minutes from I-94
- * Easy Access to Highway and Interstate



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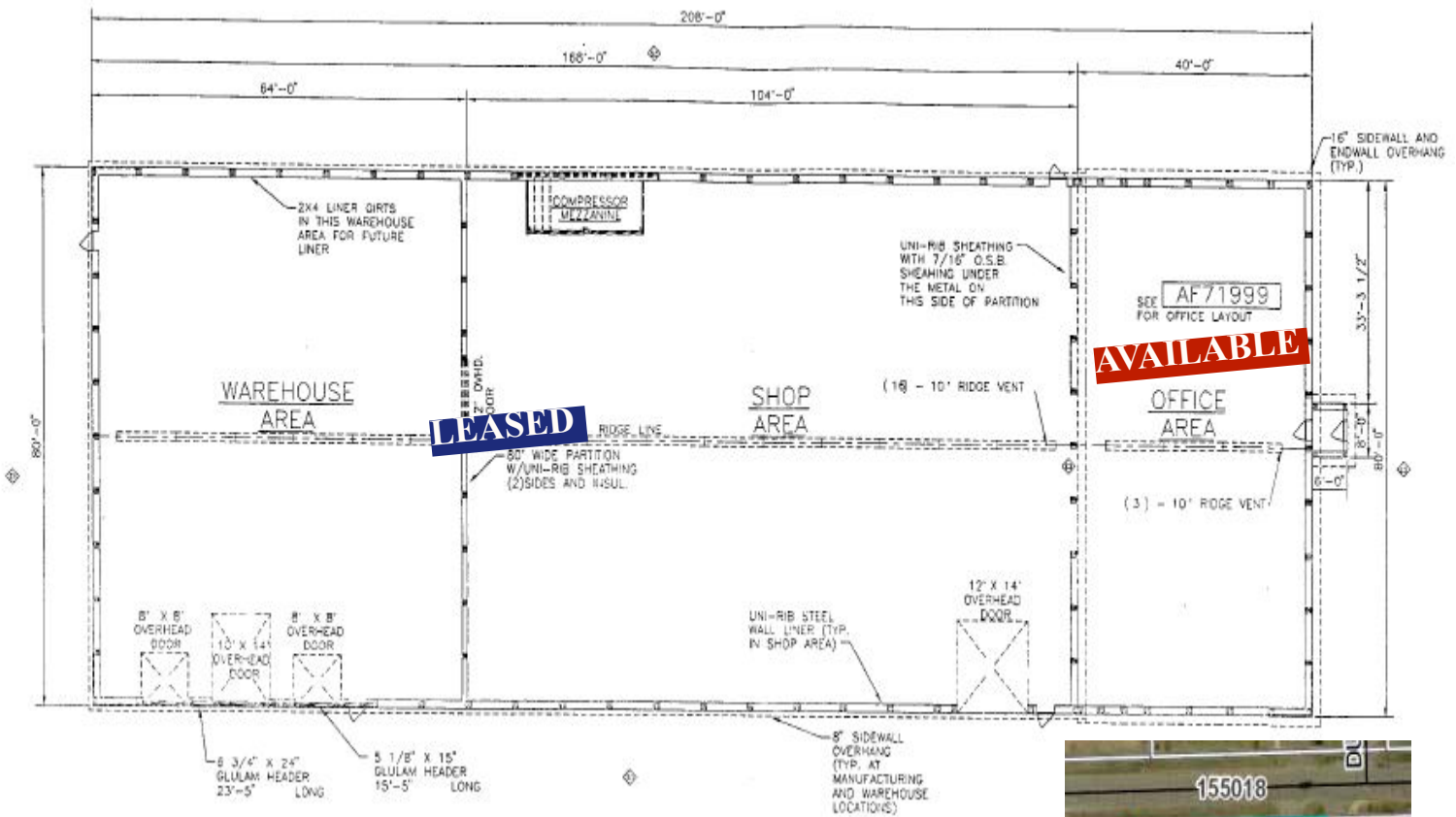
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Oakwood
Industrial
Park



BUILDING INFORMATION

- * 4 Private Offices
- * Lunchroom
- * Building Fully Sprinkled
- * Alarm System
- * Central Air-Conditioned
- * Post Frame Construction
- * Built in 1994

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4 Private
Offices!



Exterior Rear View

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