



Monticello - Industrial Building FOR SALE or LEASE

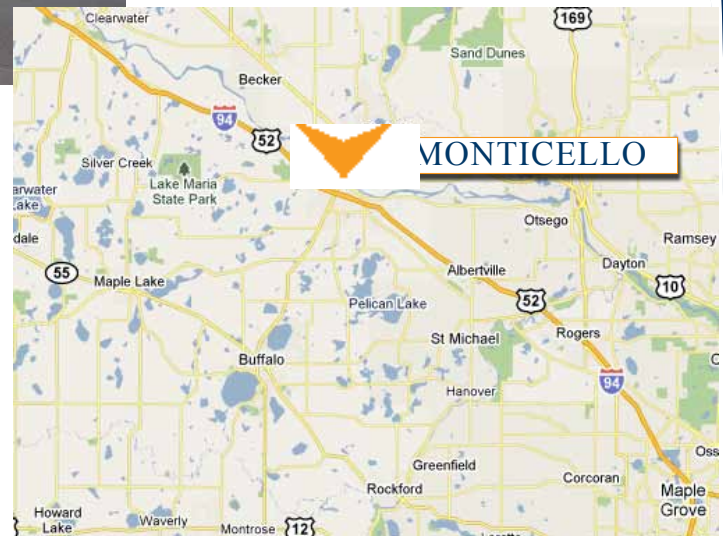
301 Chelsea Road, Monticello, MN 55362



**Great building.
Excellent location
I-94 Frontage!**

PROPERTY INFORMATION

- * \$1,299,000.00
- * Building is 20,000 Square Feet
 - Office 3,000/sf
 - Mezzanine 3,000/sf
 - Manufacturing 14,000/sf
- * Parcel is 3.65 Acres (Lot is 314' x 507')
(large lot has expansion room)
- * Wright County PID 155-075-001010
- * 2011 Taxes \$26,303.69 (plus assessments)
- * Lease Rate: \$4.00/psf Shop Area
\$8.00/psf Office
- * Quick Access to I-94 and Highway 25
- * Located on Chelsea Road (the primary
interconnect for the interchanges)



Contact:
WAYNE ELAM
(763) 229-4982
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TRAFFIC COUNTS - 2006

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

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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BUILDING INFORMATION

- * 1,000 Amps Electrical
- * Air Conditioned Shop
- * 2 Loading Docks
- * 14'x14' O.H. Drive-in Doors
- * 20' Sidewalls



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