



COMMERCIAL REALTY SOLUTIONS

**For Lease
Industrial
Warehouse**



MONTICELLO Industrial Warehouse

Lease Rate: \$23,540/mo Gross

36,795/sf Space Available

1324 Edmonson Ave NE, Monticello, MN 55362

Sheila Zachman, Broker
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PROPERTY LOCATION

- * East of Hwy 25
- * South of I-94
- * Corner of Edmonson & Dundas Rd
- * Easy Access to I-94
- * Businesses in the Area:
Walmart Super Center, Aldi's, ServPro, Fleet Farm,
Best Western Plus Hotel, Hoglund Bus Company
and more...

TRAFFIC COUNTS - 2025

- * I-94 - 55,770 VPD
- * Highway 25 - 24,211 VPD



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PROPERTY OVERVIEW

1324 Edmonson Ave NE, Monticello, MN

Lease Rate

\$23,540.00/Month Gross

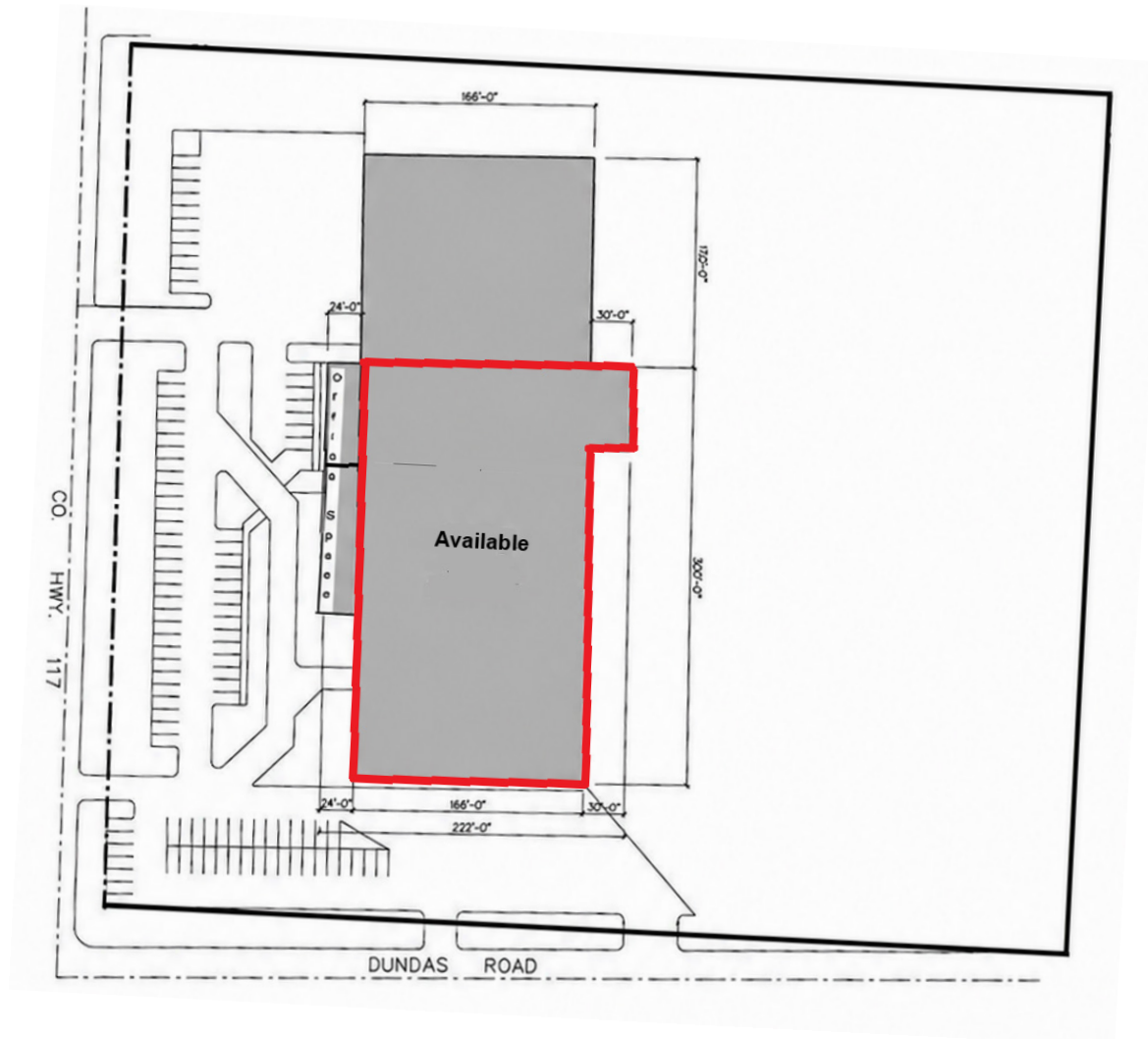
Building Size	85,264/sf
Space Available	36,795/sf Shop Office - 200/sf 2nd Floor Offices - 1,000/sf
Wright County	PID 155-018-002120
2026 Taxes	\$83,244.00
Zoned	I-2 Industrial
Tenant	Multi-Tenant Building
Built	1987
Parking	Ample

PROPERTY INFORMATION

- * 36,795/sf (223' x 165')
- * Concrete Building
- * Gas Unit Heater
- * 2 Loading Docks with Levelers
- * 2 Drive In Doors (10' x 12')
- * 20' Clearance
- * Fully Sprinkled
- * Men's & Women's Restrooms
- * Shop Office (200/sf)
- * 2nd Floor Offices (1,000/sf)
- * Mezzanine (Optional)
- * LED Lighting
- * Electrical: 3 Phase Power
- * Racking (Negotiable)

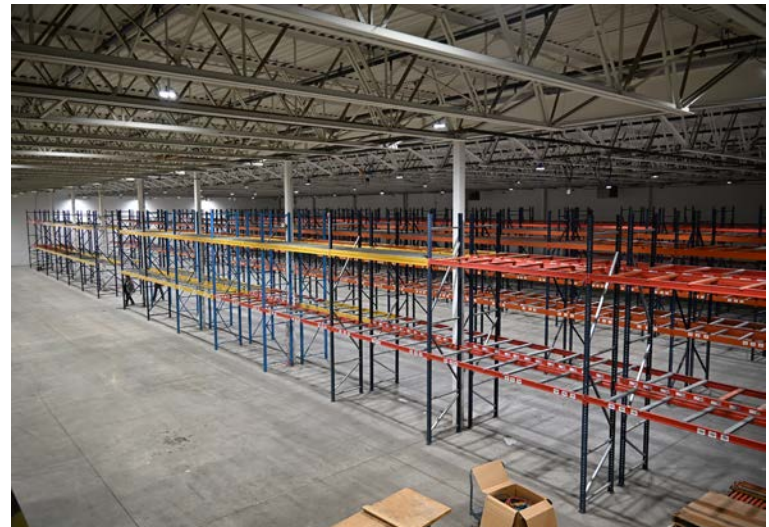
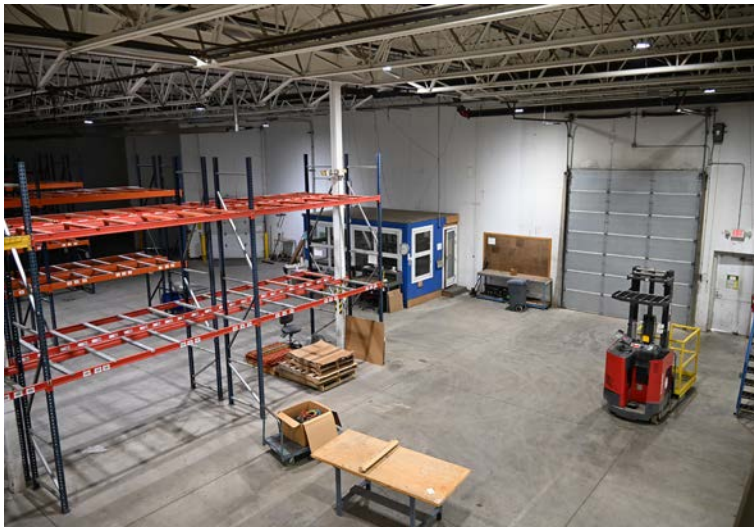
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FLOOR PLAN



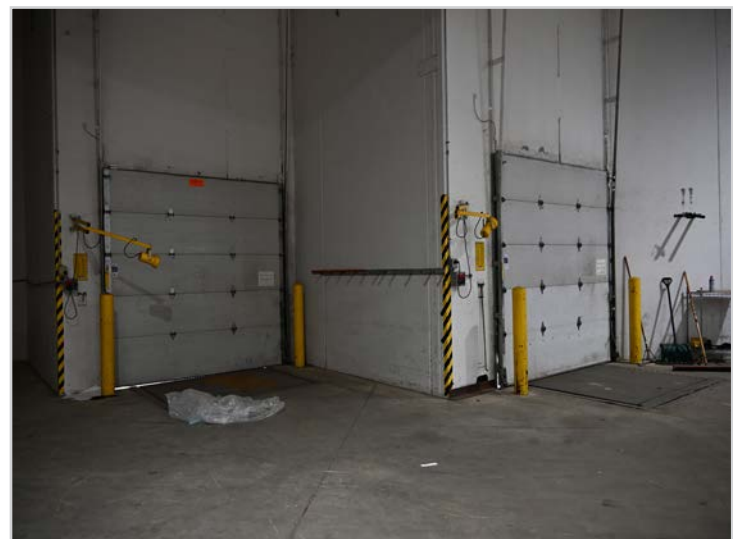
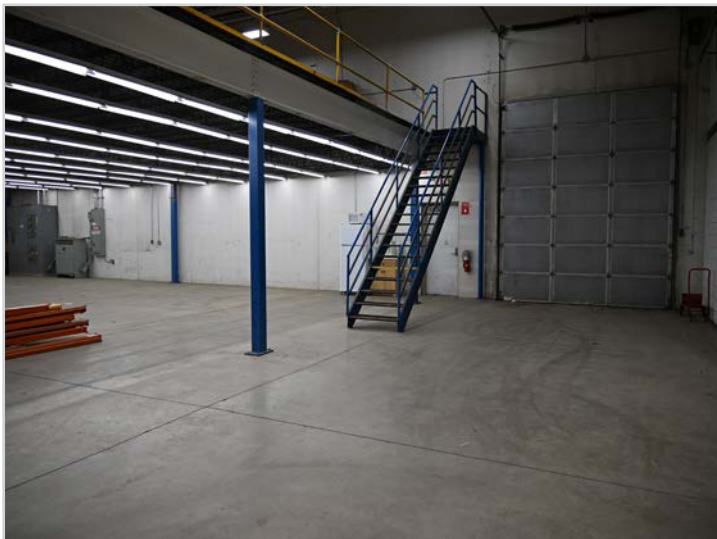
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INTERIOR



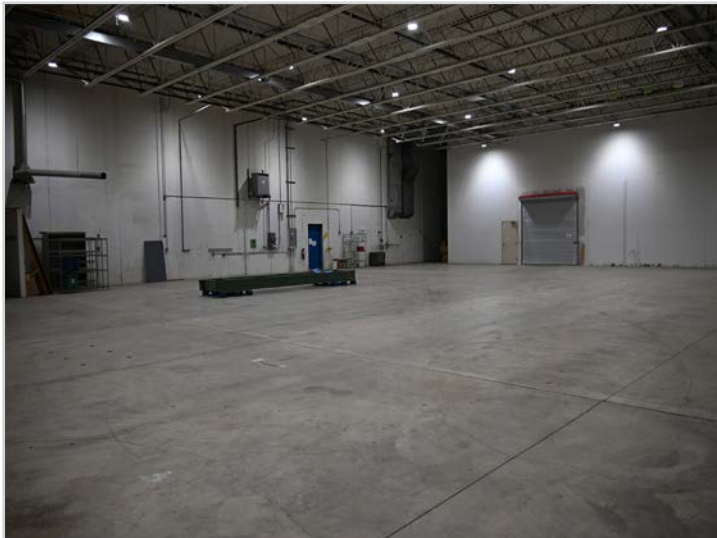
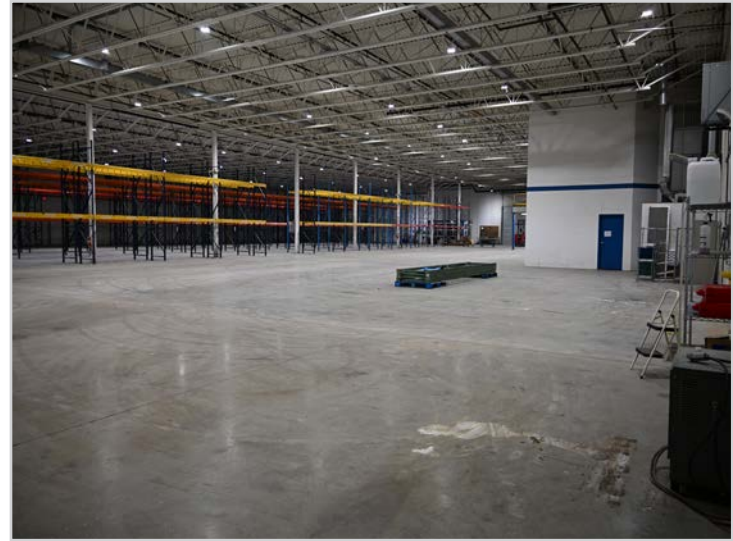
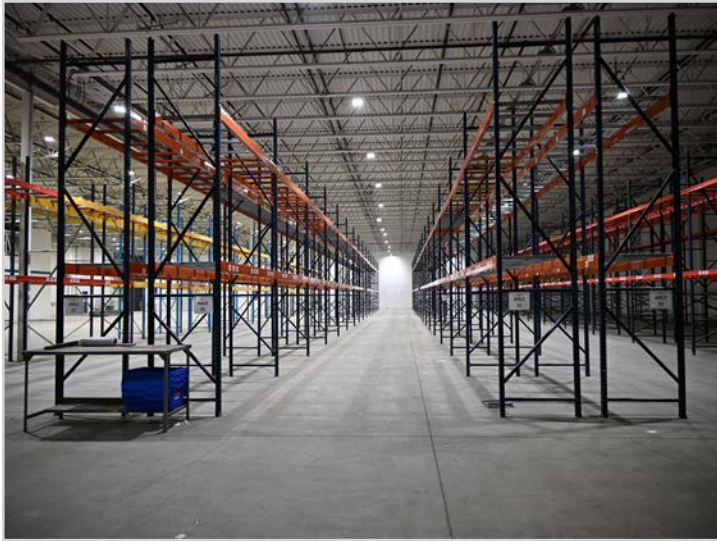
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INTERIOR



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INTERIOR/EXTERIOR



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INTERIOR - 2nd Floor Offices (1,000/sf)



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