



Monticello Industrial Building

9668 Fallon Ave NE
Monticello, MN 55362

FOR SALE - 16,968 SF Industrial Building

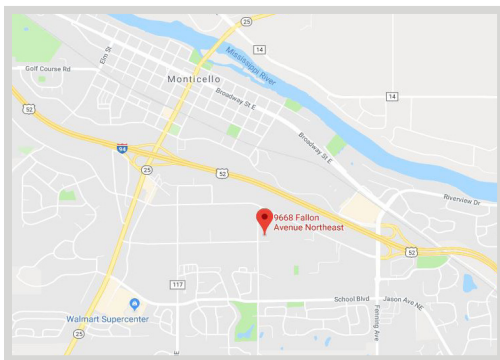


FEATURES:

- 16,968 SF Industrial Building 'For Sale'
- Convenient location near I-94 and Hwy 25 in Monticello
- 30,000 SF of fenced in outside storage area
- Building has (1) dock door and (2) drive-in doors

Sale Price

\$1,100,000



FACTS:

- ▲ \$19,314 - 2017 Property Taxes
- ▲ PID #155-092-002010
- ▲ Built in 1996
- ▲ Zoned I-1

Overview	1
Maps	2-3
Property Facts	4
Floor Plans	5
Photo Gallery	6-7



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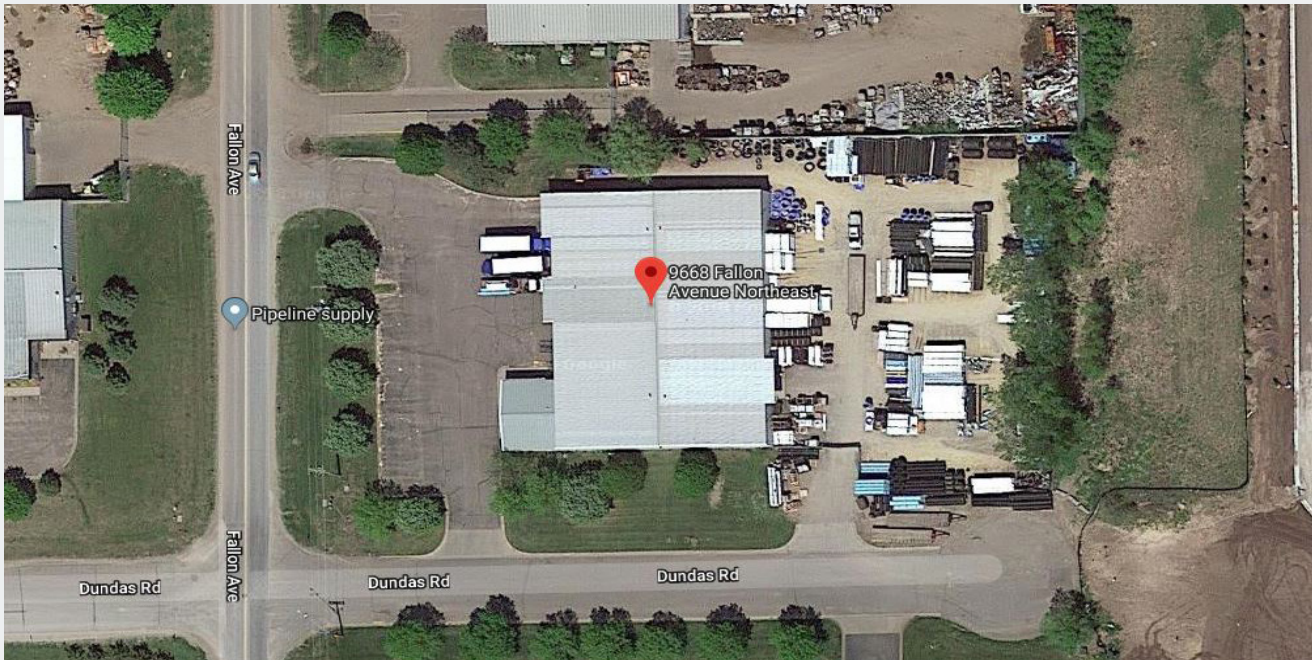
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Arrow Companies
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AERIAL & MAP

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PLAT MAP

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PROPERTY FACTS

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BUILDING SIZE	1,200 SF - Main Level Office 480 SF - Mezzanine Office <u>15,768 SF - Upper Level</u> 16,968 Total SF
YEAR BUILT	1996
LOT SIZE	2 acres
PID #	155-092-002010
ZONING	I-1
ROOF	Metal
EXTERIOR	Metal
WATER/SEWER	City Water & Sewer
FENCED OUTSIDE STORAGE	30,000 SF
CLEAR HEIGHT	16' - bottom of beam (15' - outside wall)
DRIVE-INS	(2) 12' x 16
DOCK DOOR	(1) 8' x 10'
2017 REAL ESTATE TAXES	\$19,314

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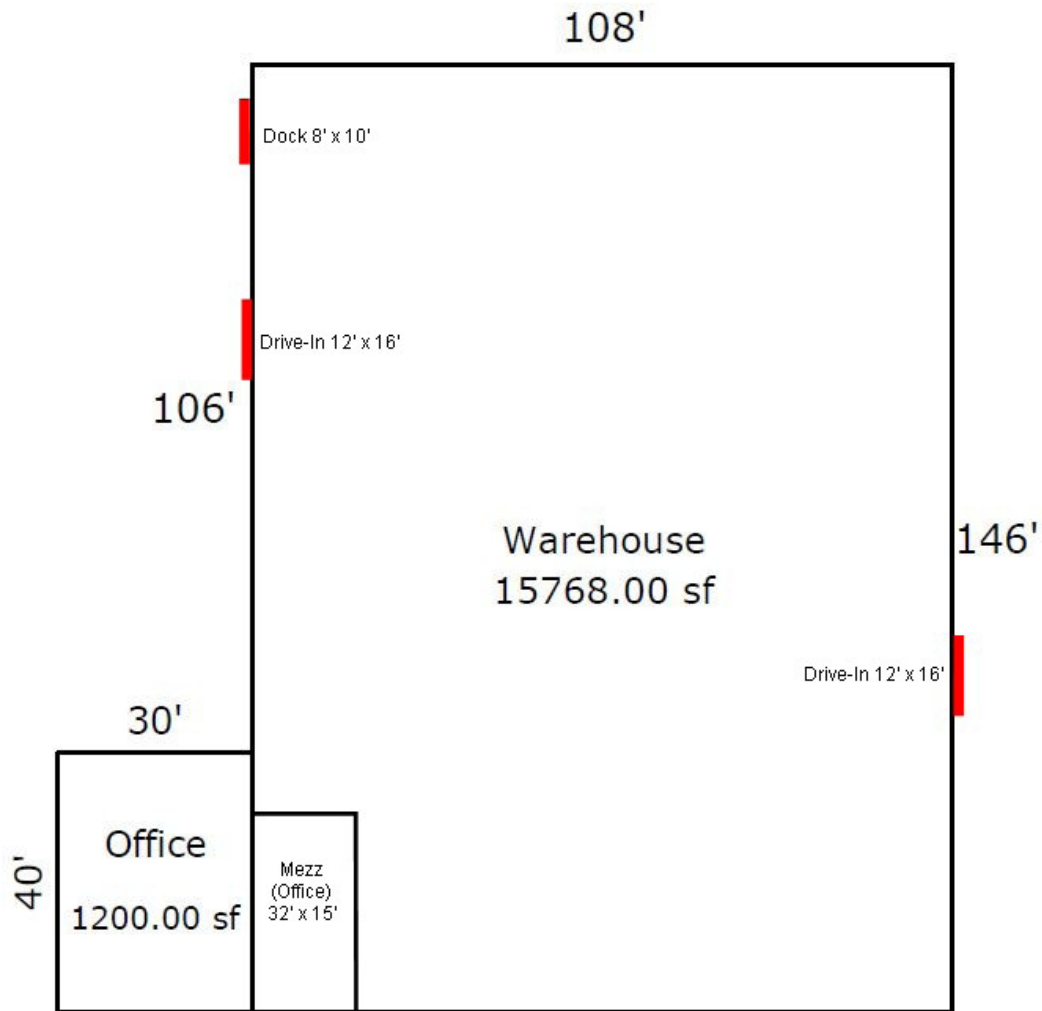
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FLOOR PLAN

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PHOTO GALLERY

FOR SALE - 16,968 SF Industrial Building



Office



Office



Mezzanine



Mezzanine



Warehouse



Warehouse

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OUTSIDE GALLERY

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West Dock & Drive-In Doors



East Drive-In Door



Outside Storage



Outside Storage

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