

# OFFICE/WAREHOUSE/INDUSTRIAL SPACE FOR LEASE

MONTICELLO TRAINING CENTER - 406 E 7TH STREET, MONTICELLO, MN 55362



EASY ACCESS AND GREAT  
VISIBILITY TO I-94!

## PROPERTY DETAILS

- Building Size – 42,429 SF
- Vacancy – 20,714 SF
- Dock Doors – 3
- Ceiling Height – 20' clear
- Rates
  - Office – \$8.50 PSF
  - Warehouse – \$4.50 PSF
  - CAM – \$2.86 PSF
  - Tenant Improvements – Negotiable

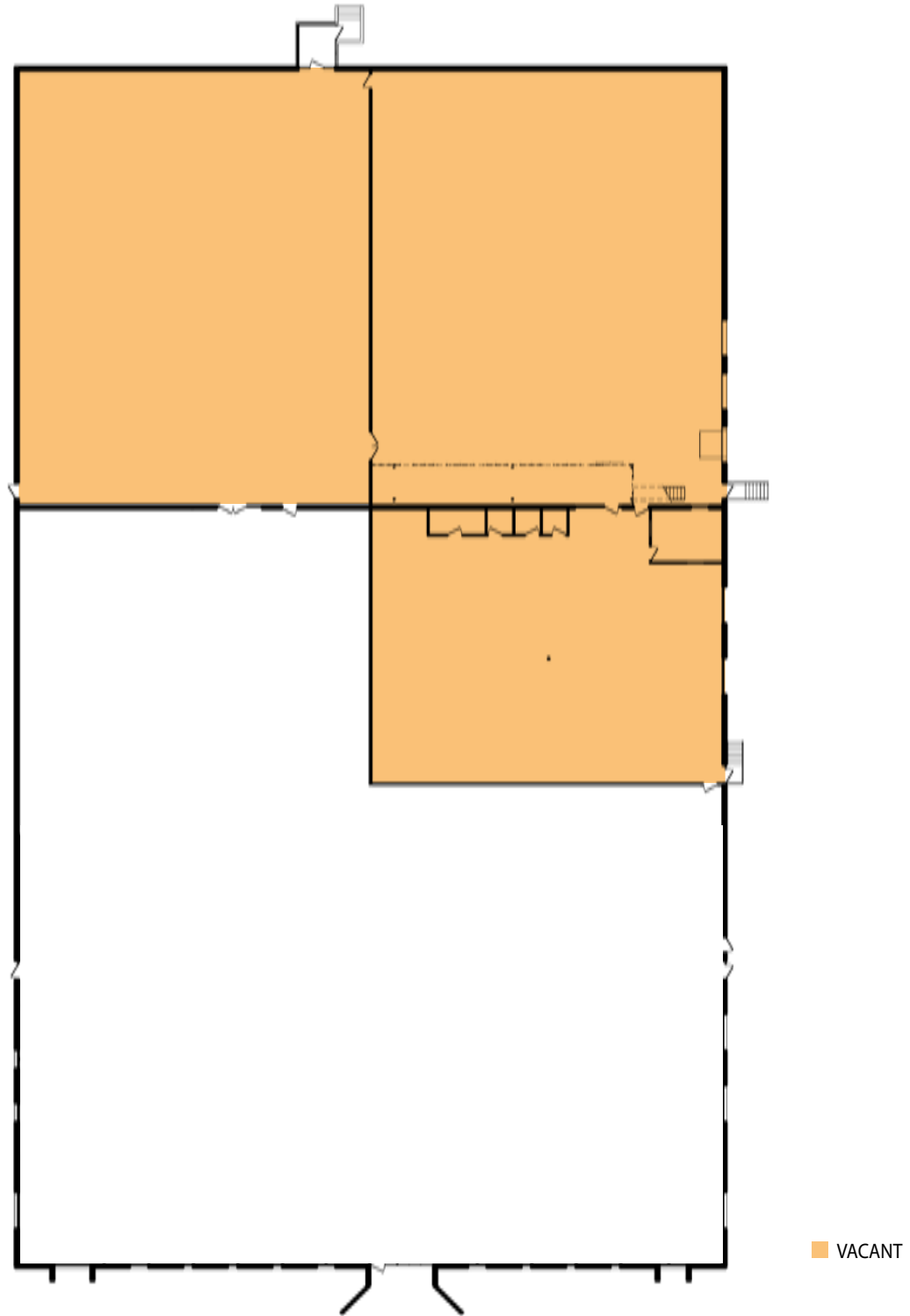
## THE OPPORTUNITY

- Easy access from I-94
- Great visibility from I-94
- Opportunity for newly remodeled educational/classroom space
- Easy access to local amenities and restaurants
- Immediate availability
- Economic lease rates
- Low operating costs
- Ample parking
- Local management
- Expansion capabilities

  
VANTAGE POINT  
PARTNERS

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406 E 7TH STREET, MONTICELLO, MN 553362



  
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