

Property Information

General Use:

Office/Warehouse

Building Size:

42,429 sf



# Monticello Training Center

406 E 7th St Monticello, Minnesota 55362

- Easy access from 94
- Low operating costs
- Attractive leasing rates
- Ample parking

Vantage Point Partners

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**BUILDING INFORMATION**

BUILDING TYPE:.....	Office/ warehouse
BUILDING SIZE:.....	42,429
SITE SIZE:.....	
PID NUMBER:.....	155-029-002070
YEAR BUILT:.....	1987
LOADING:.....	5 loading docks
ELECTRICAL SERVICE.....	Starting at 100 Amp 220-110
CLEAR HEIGHT:.....	16'
PARKING:.....	
COLUMN SPACING:.....	
BAY SIZE:.....	
FIRE SUPPRESSION:.....	Full wet
AMENITIES:.....	Convenient Access from I-94 Numerous Area Amenities Tenant Monument Signage Available Local Responsive Property Management

**RATE INFORMATION**

RENTAL RATES (PER SQ FT):.....	\$ 8.50 Office / \$ 5.00 Warehouse
TOTAL OPERATING/ PSF:.....	\$4.50 Plus garbage approx. \$200/mos

**VACANCY INFORMATION**

SUITE	TOTAL	OFFICE	WH	\$/MONTH	COMMENTS
300	8,381	0	8,381	\$6,836	Available 90-days

**FOR MORE INFORMATION CALL:**

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