

## 414 Pine St Monticello, MN



- 18,806 SF Building
- Warehouse 10,200 SF
- Showroom, Retail & Flex Space 8,606 SF
- 14' Clear Height in the Warehouse
- 5 – 12'x12' Drive-in Doors
- Brand New Roof
- 50 Parking Stalls
- Potential Outdoor Storage
- Lease Rate: \$8.50 - \$9.50 psf NNN
- CAM & Tax Rate: TBD
- Excellent contractor, distribution, service, manufacturing, showroom, and retail opportunity

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

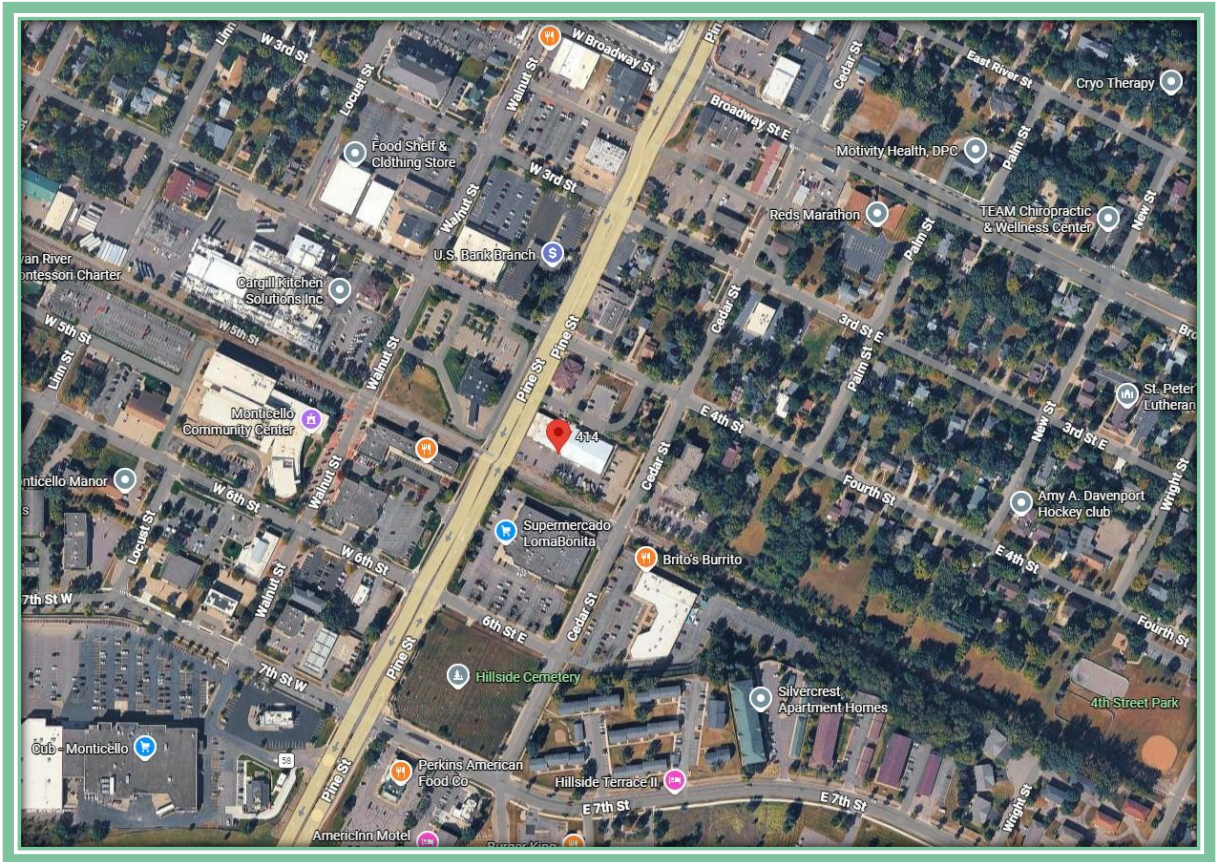
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## Local Retail



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## Interior Photos



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**DEMOGRAPHICS**

|                         | <b>1 MILE</b>   | <b>3 MILES</b> | <b>5 MILES</b>  |
|-------------------------|-----------------|----------------|-----------------|
| <b>POPULATION</b>       | <b>3126</b>     | <b>12,695</b>  | <b>23,207</b>   |
| <b>MEDIAN HH INCOME</b> | <b>\$67,314</b> | <b>65,860</b>  | <b>\$66,391</b> |

**TRAFFIC COUNTS**

|                                          |                            |
|------------------------------------------|----------------------------|
| <b>MN 25 &amp; W 4<sup>TH</sup> ST</b>   | <b>32,123 CARS PER DAY</b> |
| <b>PINE ST &amp; W 5<sup>TH</sup> ST</b> | <b>27,500 CARS PER DAY</b> |
| <b>CR 75 &amp; PINE ST</b>               | <b>12,819 CARS PER DAY</b> |

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