

Available

For Sale

36,305 square foot
Industrial Building

307 Chelsea Road
Monticello, MN



Highlights:

- Located on I-94, 33 minutes from Minneapolis.
- Office 2,484 SF
- Mezzanine 2,842 SF
- Manufacturing 30,621 SF
- GBA 36,305 SF
- 3.23 Acres
- 1200 amps, 480 volts
- Dock & drive-in
- 5 ton crane
- Excellent condition

Exclusively Marketed by:
Sherman P. Malkerson

Phone: 952-525-1635

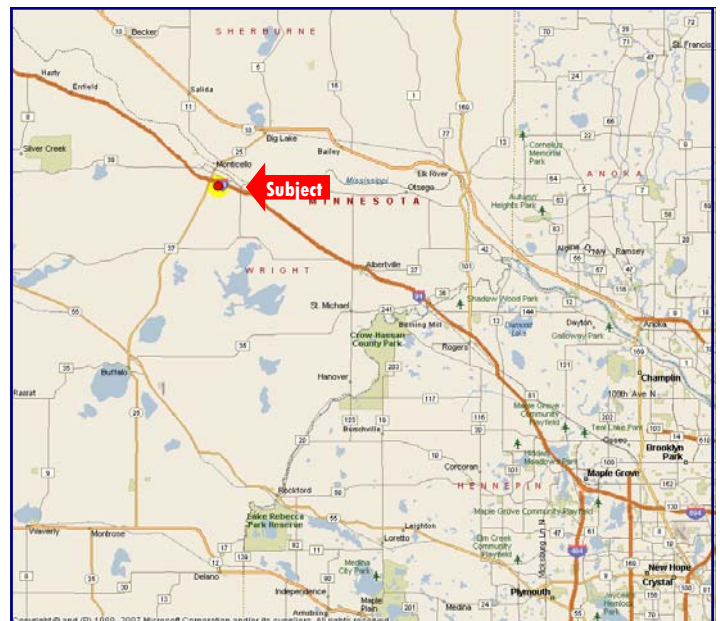
Email: smalkerson@cchaseco.com

Kyle Malkerson

Phone: 952-746-5341

Email: kmalkerson@cchaseco.com

The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416-1509



The C. Chase Company
CORFAC INTERNATIONAL



Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE

KALTEC BUILDING

Address: 307 Chelsea Road
Monticello, MN
(fronts on I-94)

Lot Size: 140,929 SF (3.24 acres)

Building Size:

Office:	2,842 SF
Mezzanine:	2,842 SF
Manufacturing:	<u>30,621 SF</u>
GBA:	36,305 SF

Age: 1995

Zoning: Industrial

Docks: 1 (10' h x 8' w)

Drive-In: 1 (16' h x 12' w)

Clear Height: 16' – 16.5' manufacturing area, 8' mezzanine

Power: 1200 amp; 240/480 volts; 3 phase

Lighting: T-8 fluorescent fixtures throughout manufacturing area

HVAC: Central air and heat for office. Infrared and ceiling hung gas fired units for manufacturing area

Sprinklered: Yes

Miscellaneous:

- Air lines
- Buss ducts
- 5 ton crane

Real Estate Taxes: \$42,981.41 (2008)

Sale Price: \$1,950,000.00
\$53.71 PSF including mezzanine
\$58.27 PSF excluding mezzanine

For further information:

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