



For Sale or Build to Suit

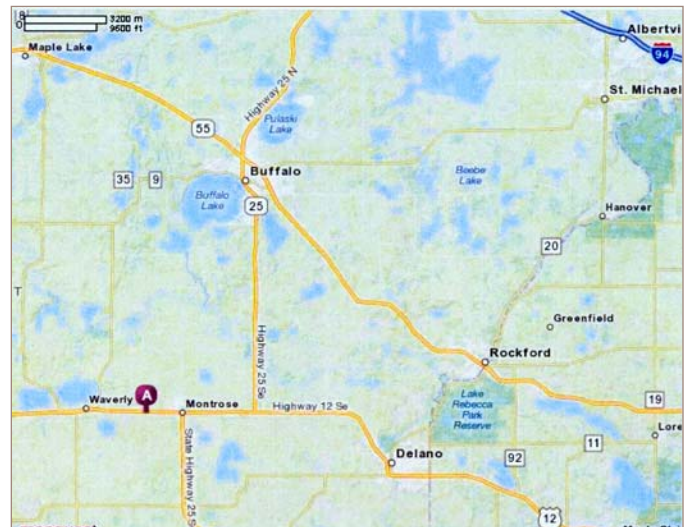
Montrose Business Park

US Highway 12 & Clementa Ave SW – Montrose, Minnesota



Property Features

- Highway 12 visibility
- 1-acre to 10-acre industrial sites
- Excellent access to Highway 12
- Available Spring 2011
- Zoned I-2–Industrial and B-2–Highway Business
- Outdoor storage available
- Rail access possible



For Information Contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

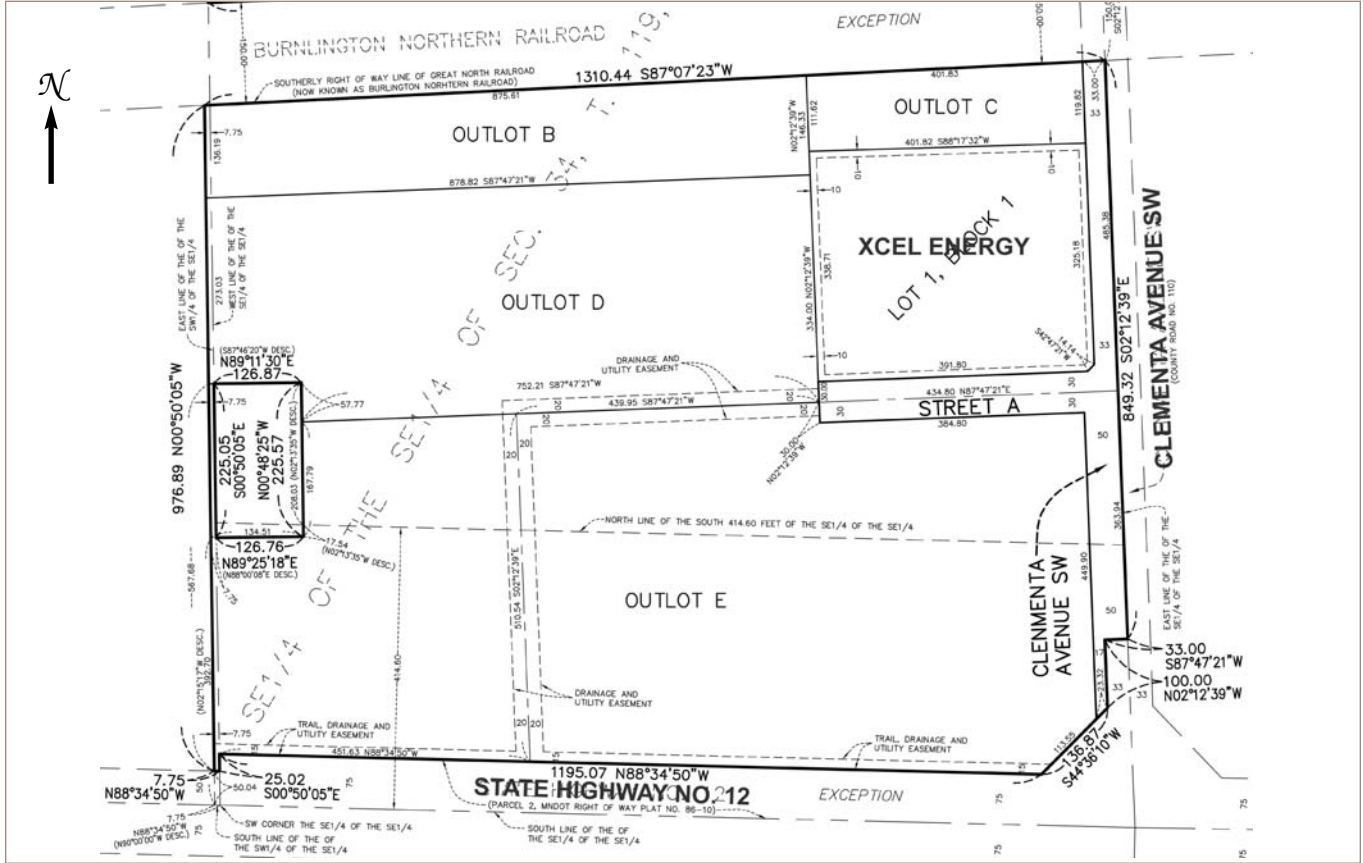




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Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2010 Population	1,493	5,184	7,761
2010 Average Household Income	\$63,167	\$64,403	\$70,141

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