



For Sale or Build to Suit

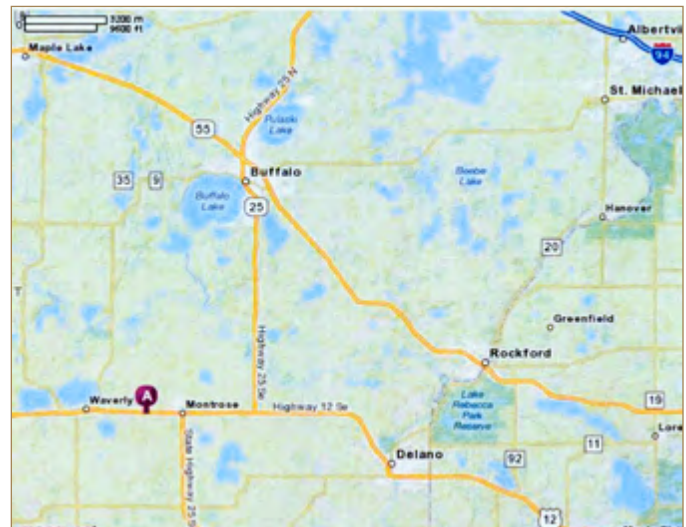
Montrose Business Park

US Highway 12 & Clementa Ave SW – Montrose, Minnesota



Property Features

- Highway 12 visibility
- Total size 29.31 acres - subdivided sites available
- Excellent access to Highway 12
- Available immediately
- Zoned I-2-Industrial and B-2-Highway Business
- Outdoor storage available
- Rail access possible



For Information Contact:

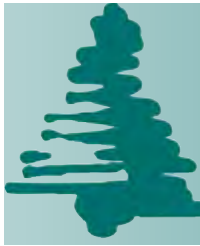
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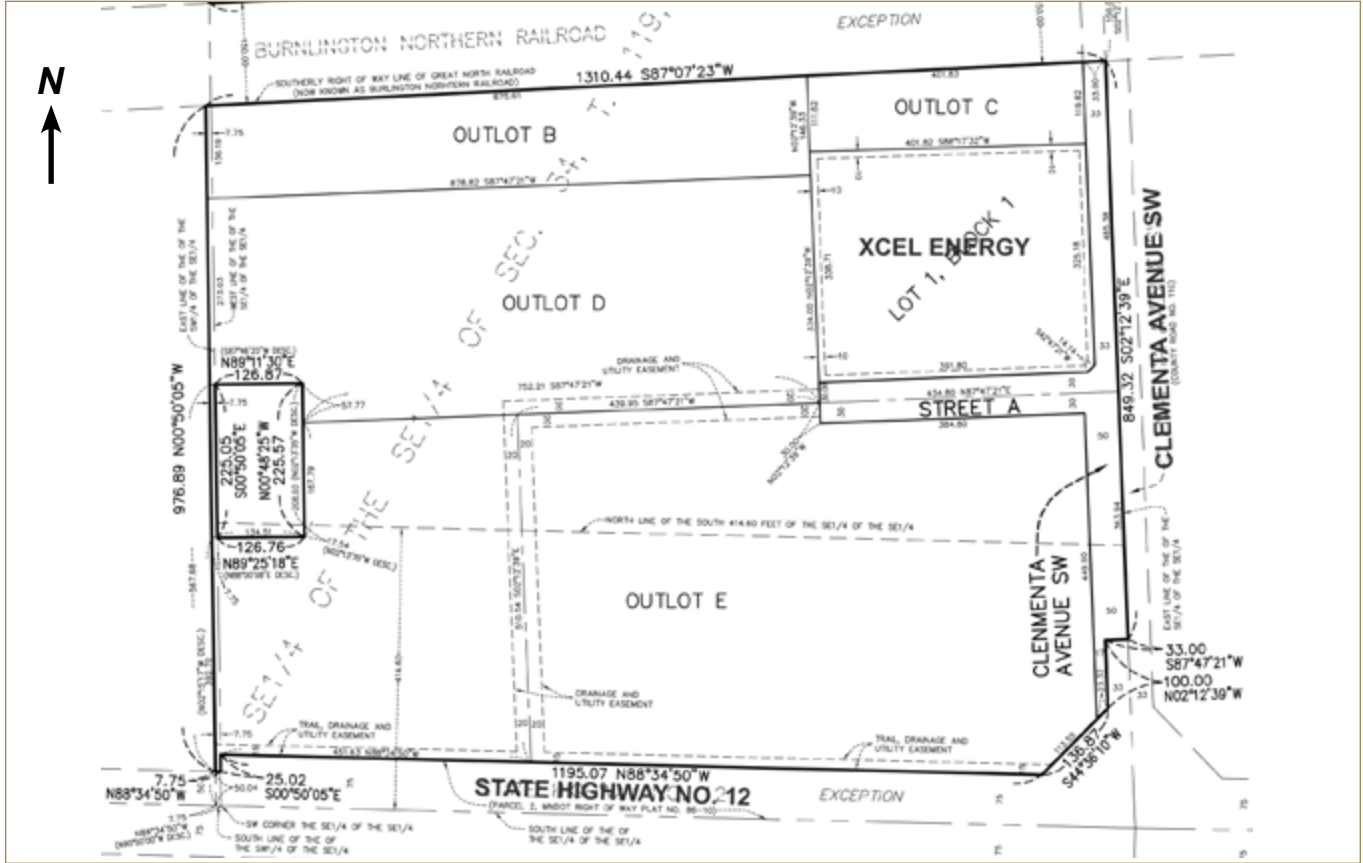




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Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2010 Population	2,847	5,184	7,761
2010 Average Household Income	\$63,167	\$64,403	\$70,141

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