



For Sale or Build to Suit

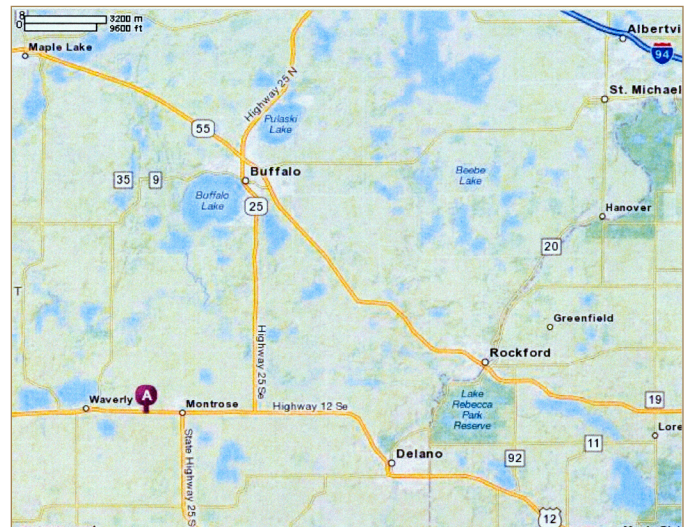
# Montrose Business Park

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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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.

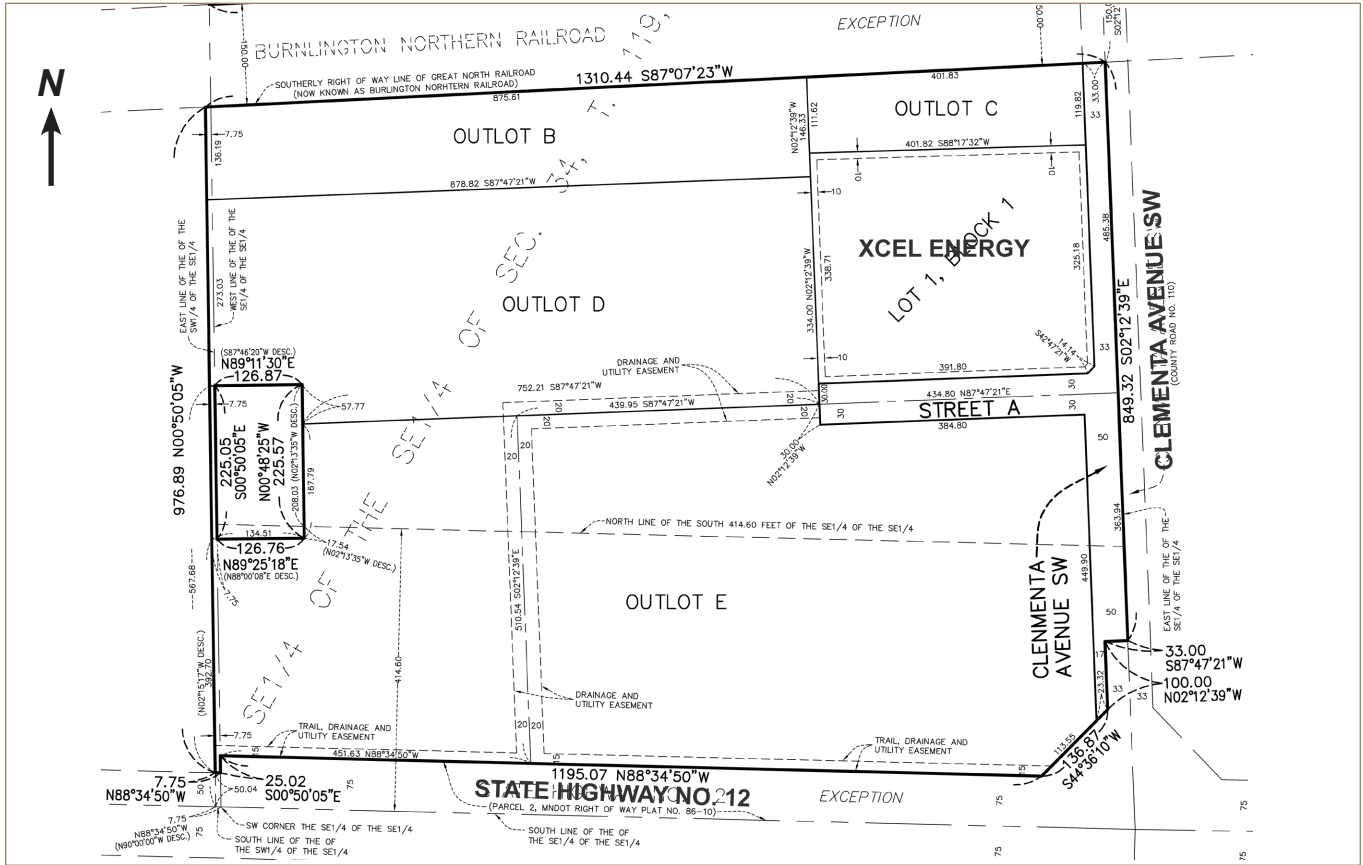




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## Demographics

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

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