

# 57,450 SF AVAILABLE ON I-94

3939 CHELSEA RD W, MONTICELLO, MN 55362

**DANNY McNAMARA**

Managing Director  
+1 952 893 8895

[danny.mcnamara@cushwake.com](mailto:danny.mcnamara@cushwake.com)

**BRENT MASICA**

Executive Managing Director  
+1 952 893 8231  
[brent.masica@cushwake.com](mailto:brent.masica@cushwake.com)

**BEN DREW**

Director  
+1 952 210 4637  
[ben.drew@cushwake.com](mailto:ben.drew@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

# 57,450 SF MONTICELLO, MN



## PROPERTY HIGHLIGHTS

- Turnkey automotive opportunity with showroom/service space
- Direct visibility from I-94
- 13 drive-ins (multiple oversized) - Shown on page 5
- Heavy power
- Ample outside display/parking area
- Carwash tunnel
- Radiant floor heating system

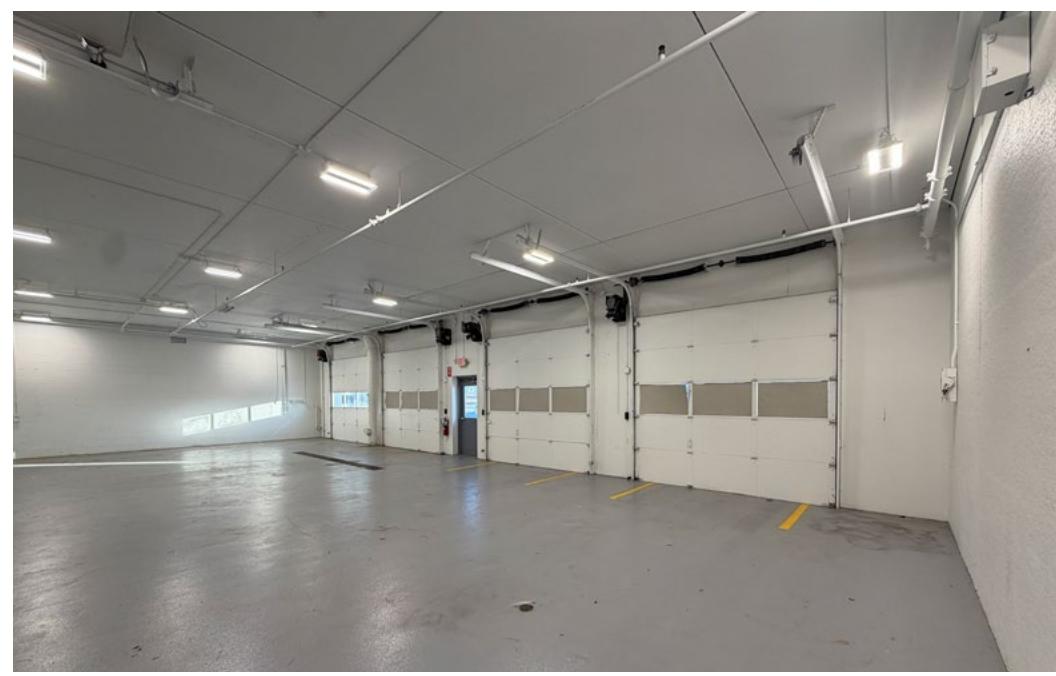
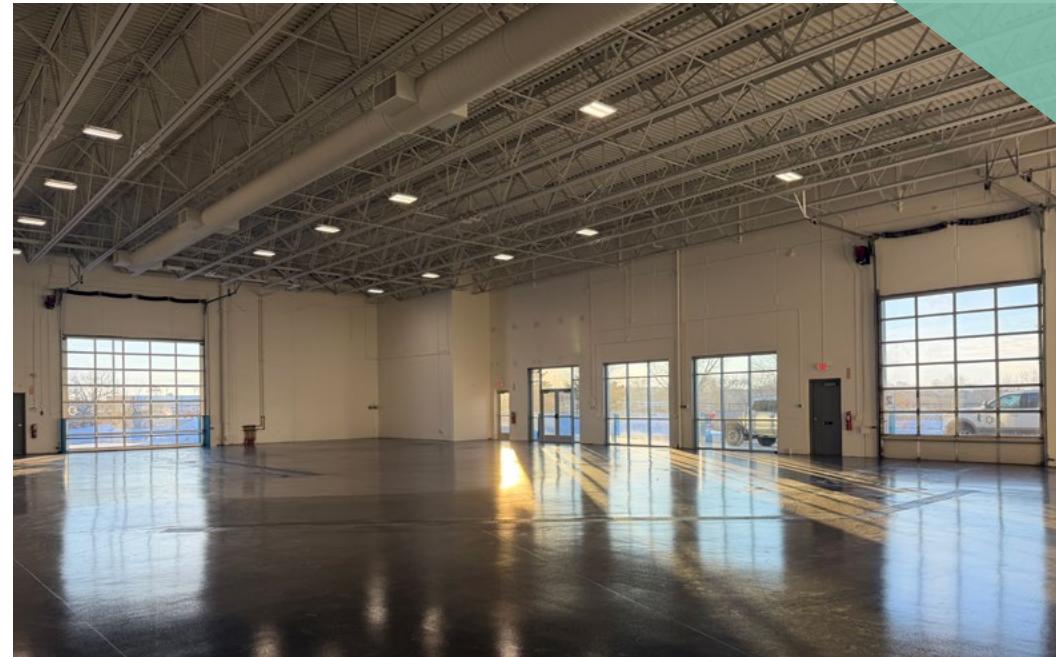
[ZONING USE TABLE HERE](#)

## PROPERTY INFORMATION

PID #:	155-184-001010
Gross Acres:	10.67 (9.3 upland acres, 1.37 wetland acres)
Building Size:	Approximately 57,450 SF
Loading:	13 drive-ins
Year Built:	2002
Lease Rate:	Call for Pricing
Sale Price:	Call for Pricing

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Population	3,870	17,147	32,627
Households	1,614	6,566	12,128
Average HH Income	\$75,476	\$100,132	\$109,524
Daytime Population	3,557	9,222	12,198

**57,450 SF**  
**MONTICELLO, MN**

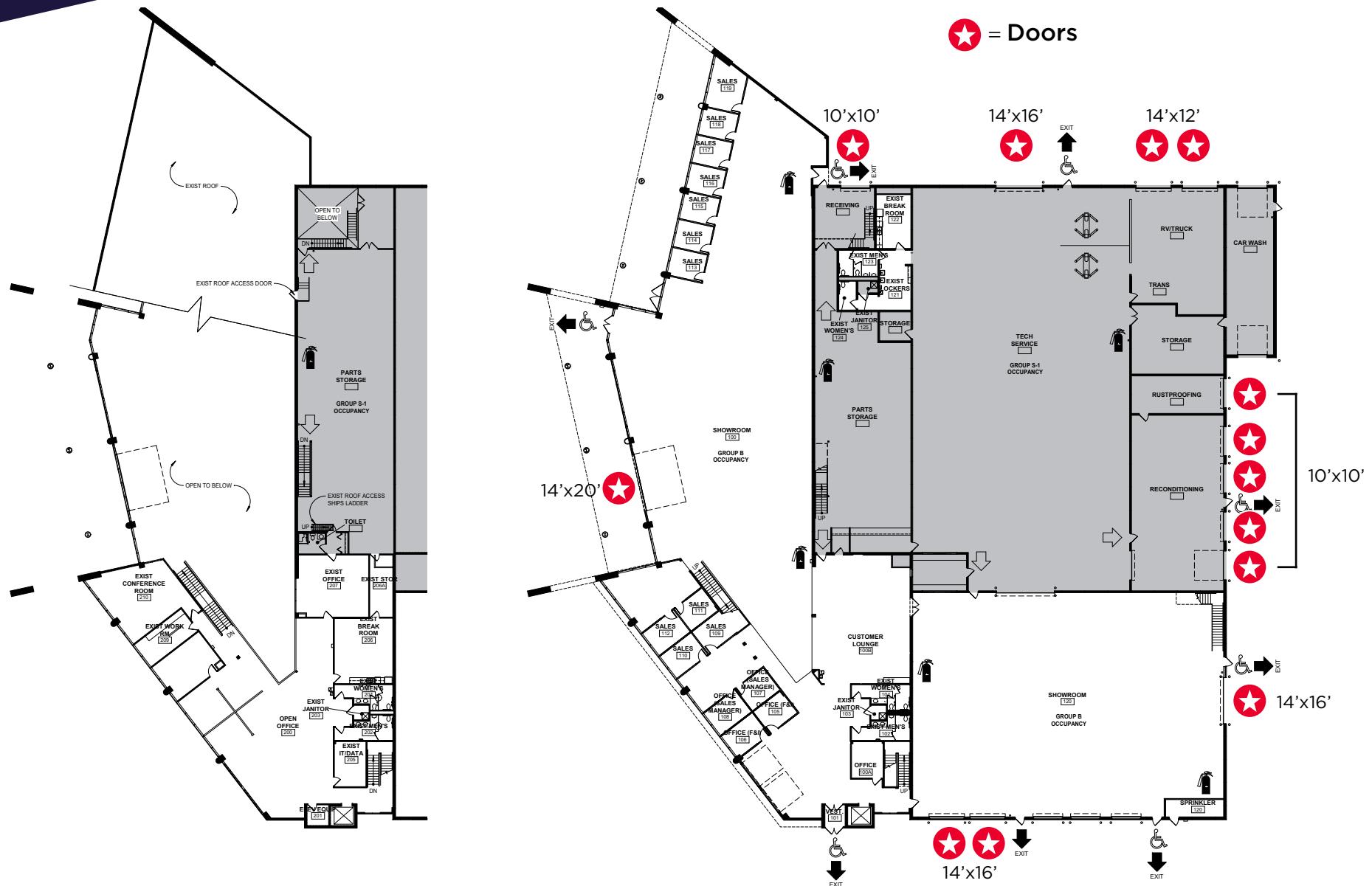


**57,450 SF**  
**MONTICELLO, MN**



# 57,450 SF MONTICELLO, MN

## Building Plan & Drive-In Layout



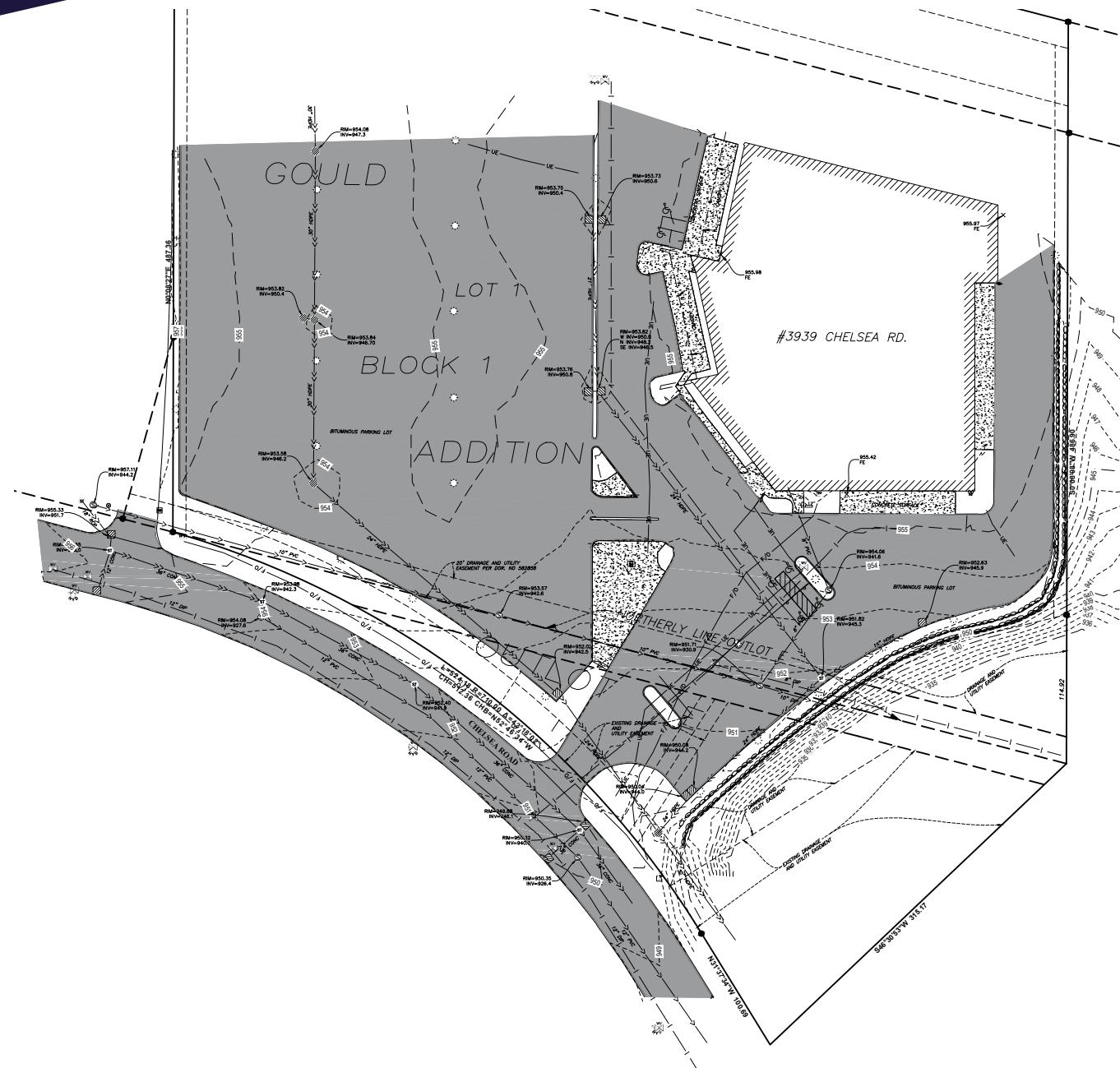
2  
A0.3      UPPER LEVEL CODE FLOOR PLAN  
1/16" = 1'-0"



1  
A.0.3      MAIN LEVEL CODE FLOOR PLAN  
1/16" = 1'-0"



# 57,450 SF MONTICELLO, MN



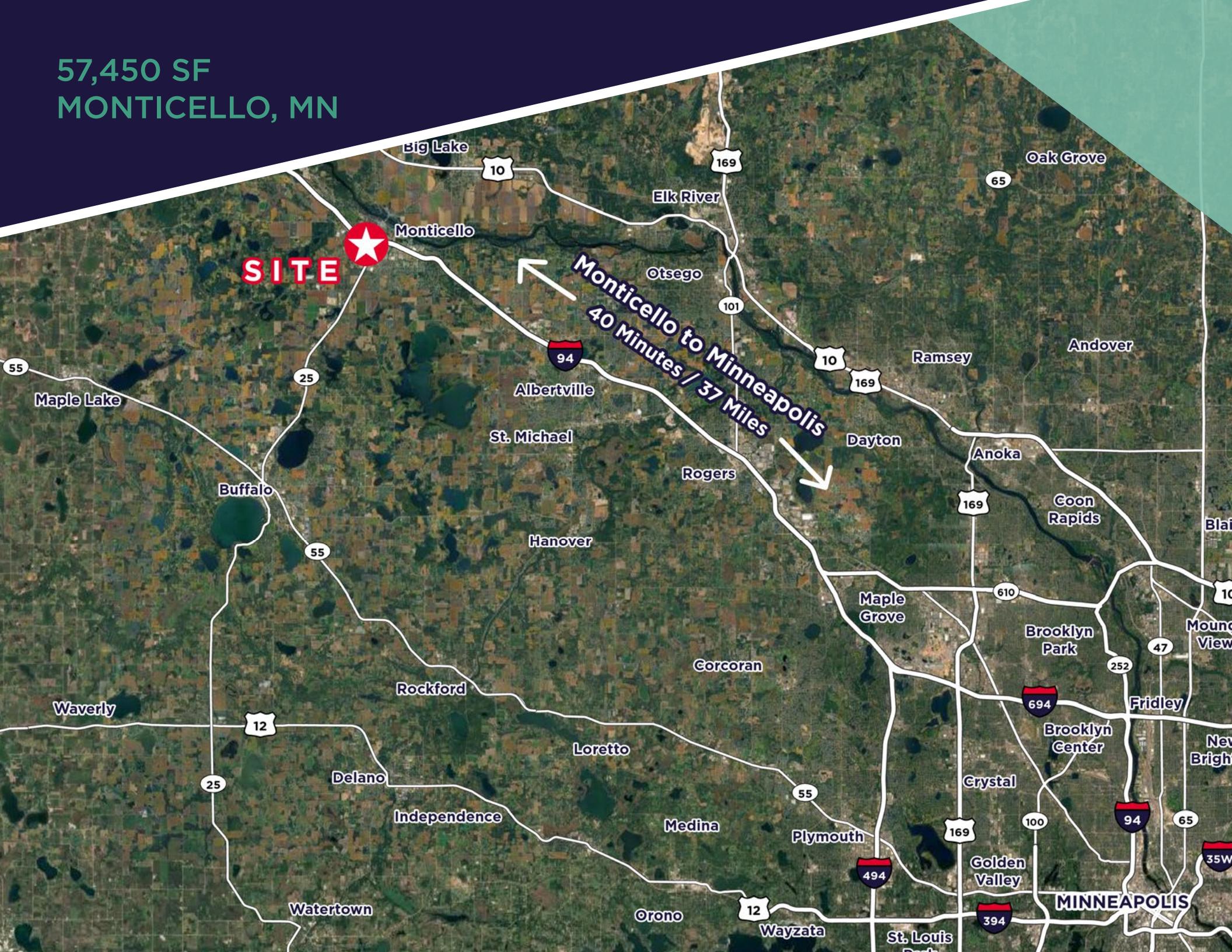
# 57,450 SF MONTICELLO, MN

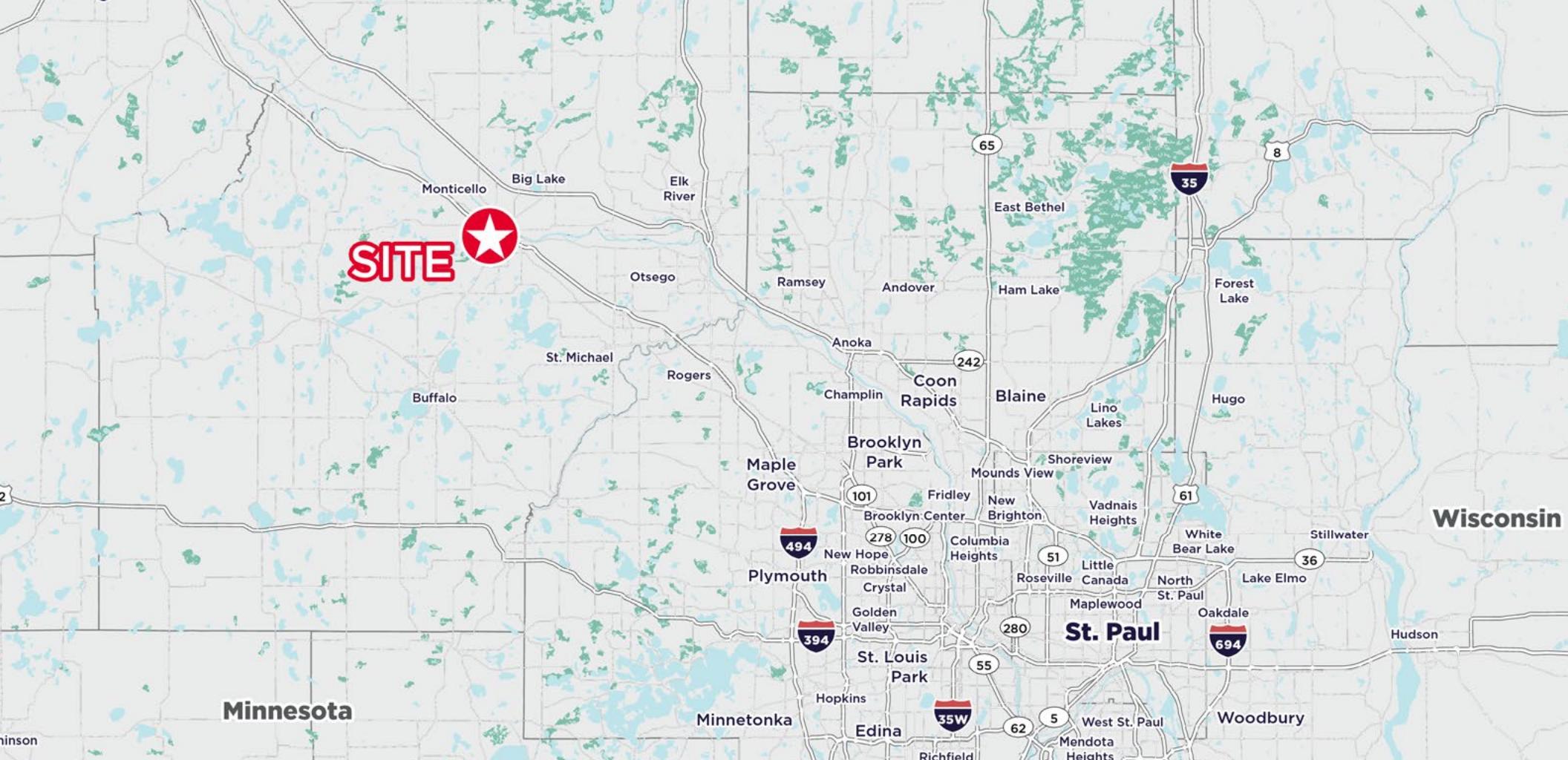


# 57,450 SF MONTICELLO, MN



**57,450 SF  
MONTICELLO, MN**





#### FOR MORE INFORMATION, CONTACT:

##### DANNY McNAMARA

Managing Director  
+1 952 893 8895

[danny.mcnamara@cushwake.com](mailto:danny.mcnamara@cushwake.com)

##### BRENT MASICA

Executive Managing Director  
+1 952 893 8231  
[brent.masica@cushwake.com](mailto:brent.masica@cushwake.com)

##### BEN DREW

Director  
+1 952 210 4637  
[ben.drew@cushwake.com](mailto:ben.drew@cushwake.com)



3500 American Blvd W, Suite 200  
Bloomington, MN 55431  
main +1 952 831 1000  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.