

Colliers

Lemay Lake

Rogers Lake

99,001 VPD

35E

221,500 VPD

55

Site

494 78,443 VPD

COSTCO
WHOLESALE

SEQ Northland Dr & Hwy 55 Mendota Heights, MN

Land for Sale

2.22 acres

Asking Price

Negotiable

Development opportunity at I-494/I-35E crossroads



Visibility and
access from
MN-55 and I-494



Zoned for Industrial
use, City will
consider other
commercial users



Close to nearby
retail, including
new Costco
location

Accelerating success.

2.22 Acres | For Sale




Property Profile



Property Facts

Location	SEQ Northland Dr & Hwy 55 Mendota Heights, MN
Land Area	2.22 Acres
PID	27.52250.01.040
Zoning	Industrial
Property Taxes (2023)	\$11,576
Asking Price	Negotiable

Demographics

	1 Mile	3 Miles	5 Miles
 Population	1,424	39,003	165,646
 Median Household Income	\$97,261	\$84,428	\$87,307
 Average Household Income	\$150,630	\$127,755	\$121,981

Property Drawings

Office/Warehouse Development



Office Development



View Online
colliers.com/msp

MSP Airport



Site

Contact



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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