



INDUSTRIAL PROPERTY FOR SALE

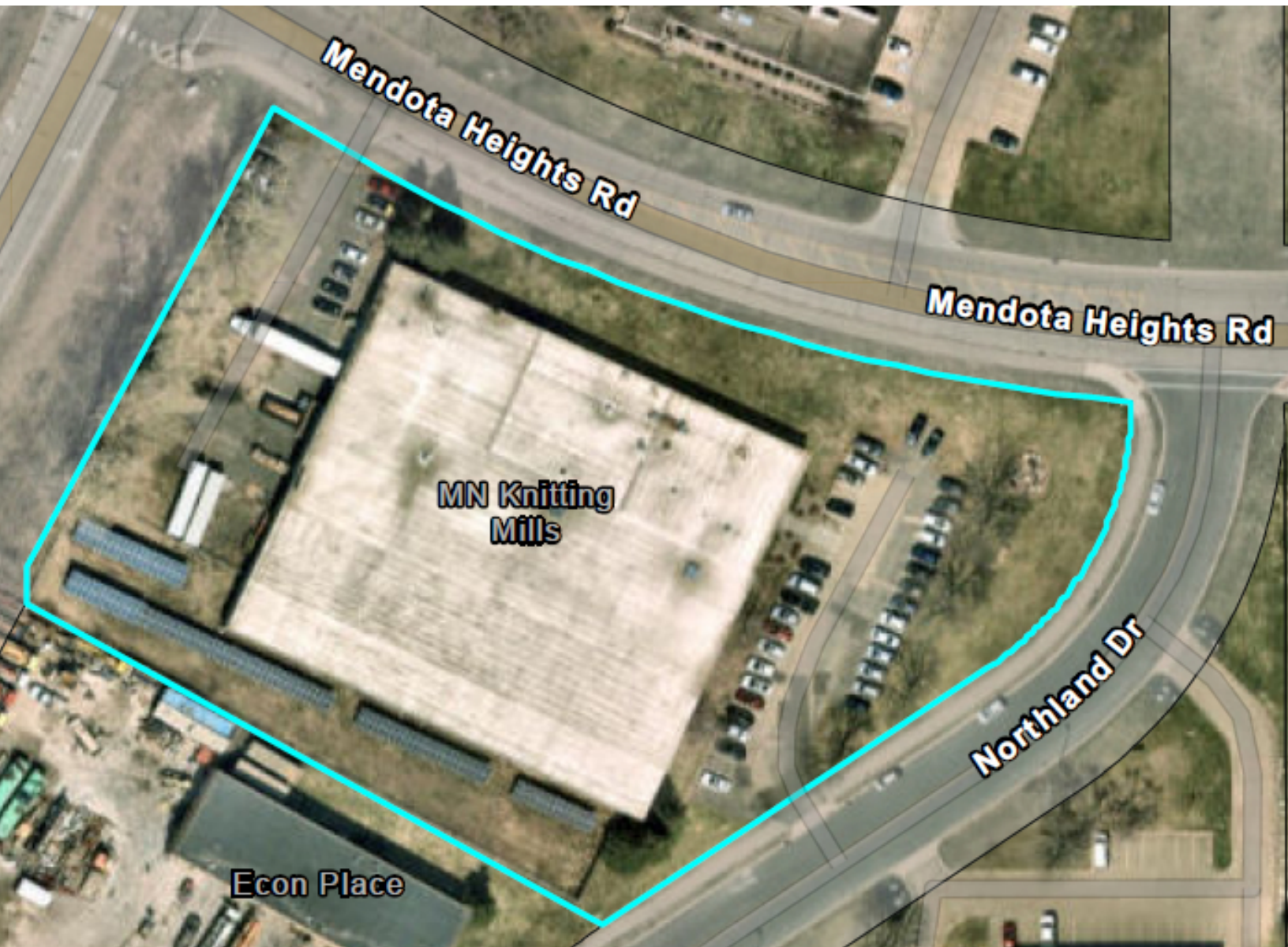
1450 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MINNESOTA



INDUSTRIAL PROPERTY

1450 Mendota Heights Road

FOR SALE



OVERVIEW

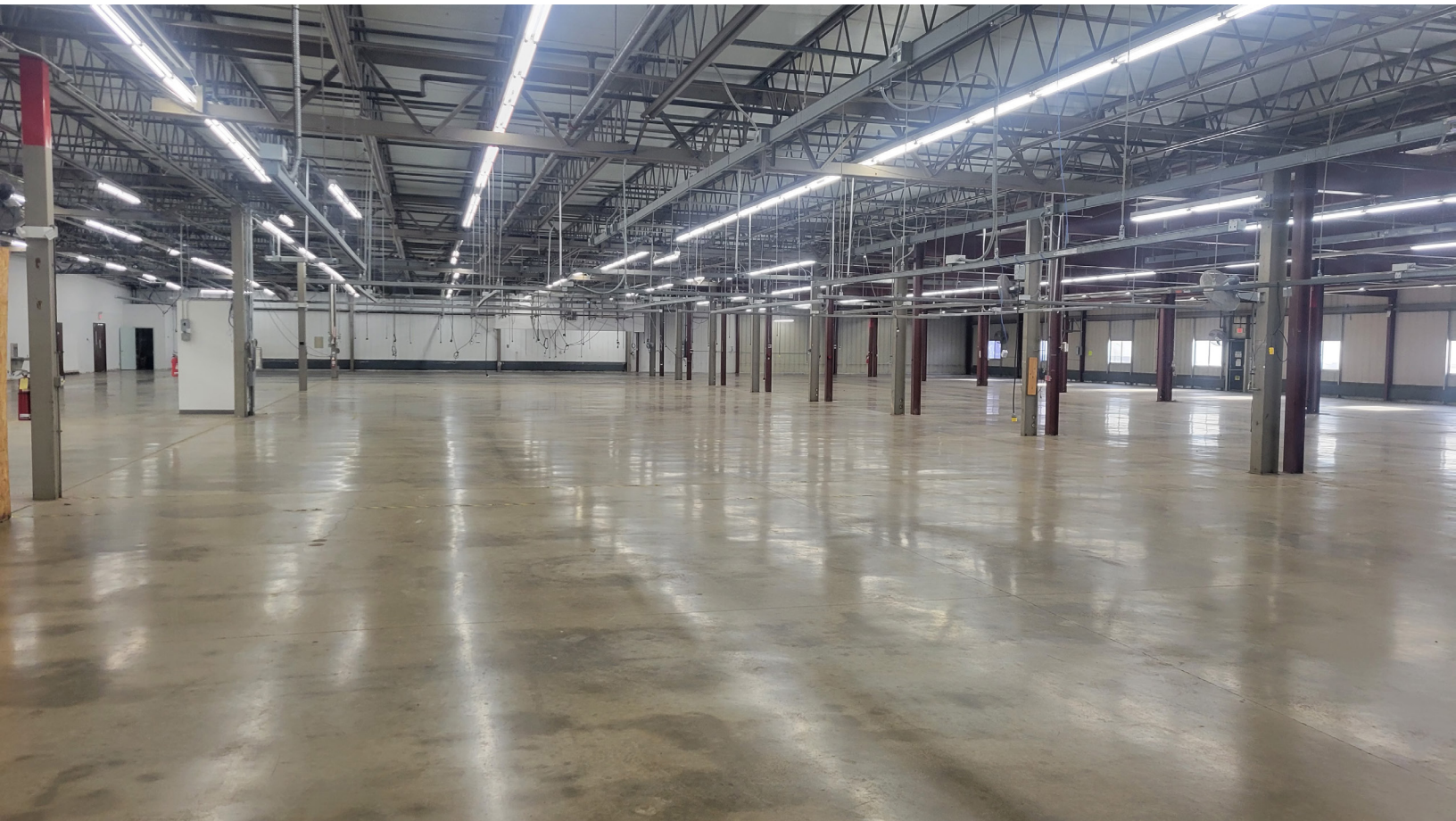
- 50,640 square foot Industrial Building on 3.12 acres
- Built in 1974 with addition in 1988
- 2 Dock high doors and
- 1 Drive-in door
- 13' to 14'4" clear height
- 4,000+ square feet of office space with 2 sets of bathrooms
- Wet sprinkler system
- 204 Solar panels located on a ground mounted system, providing electric offset/ income to the property
- Excellent access via Interstate 494, Highway 13, and Pilot Knob Road
- 50 Parking stalls

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WAREHOUSE



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OFFICE



GROUND-MOUNTED SOLAR

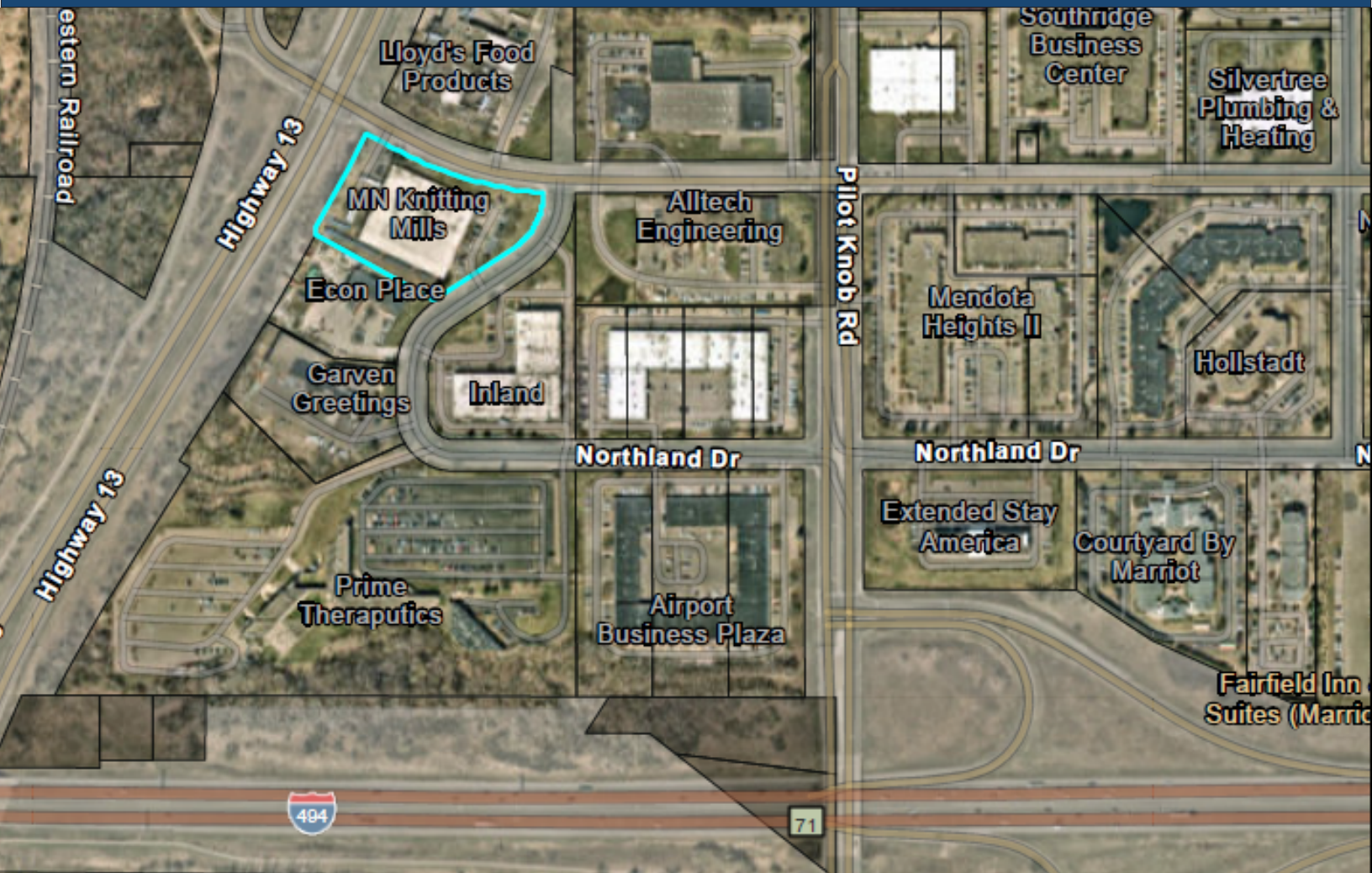


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EXCELLENT ACCESS



PRESENTED BY

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