

INDUSTRIAL BUILDING FOR LEASE

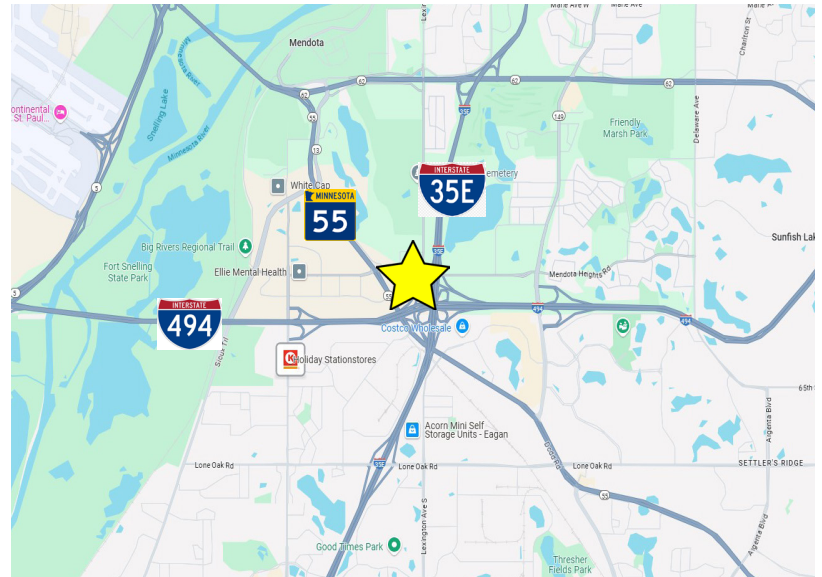


1174 Northland Drive

1174 Northland Drive, Mendota Heights, MN 55120

BUILDING HIGHLIGHTS

- Office/warehouse building for lease
- Built in 1994
- 52,360 SF (approx.)
- 3.67 acres
- Warehouse portion of building is approximately 40,960 SF and has 22 foot clear heights
- Located near the intersection of Northland Drive and Highway 55, northwest of the I-494 and I-35E interchange.
- Paved building parking lot with 82 parking stalls
- Three (3) docks and one (1) drive-in door
- Heavy power - 1200 AMPs | 480 V 3-Phase
- Available for occupancy 1/1/2026
- Contact Broker for Tours



901 North Third Street, Suite 100, Minneapolis, MN 55401

ERIN LARSON

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Building Size

Office Space - 11,400 SF (approx.)

Warehouse Space - 40,960 SF (approx.)

Total Space - 52,360 SF (approx.)

Lease Rate

Negotiable

Lease Type

Triple Net (NNN)

Power

Heavy; 1200 AMPs | 480V 3-Phase

Loading

Three (3) docks, one (1) drive-in

Parking

Paved building parking lot (82 stalls)

Clear Height

22'

Sprinkler

Fully-sprinklered, wet system

Building Construction

Two-story, slab on grade structure with a concrete foundation, steel framing, tilt-up concrete panel and concrete block exterior walls, and a flat roof.

Occupancy

Building available on 1/1/26



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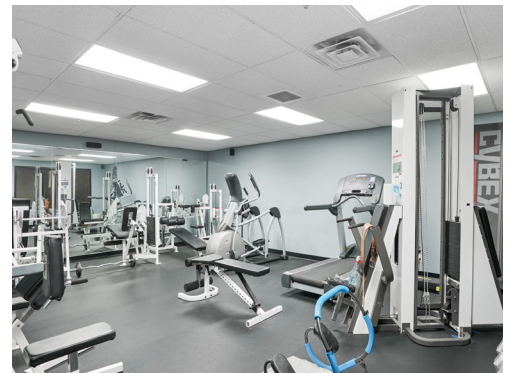
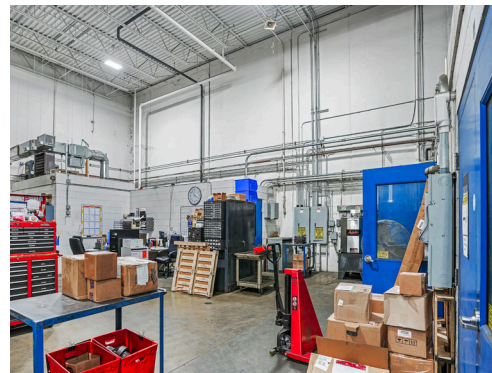
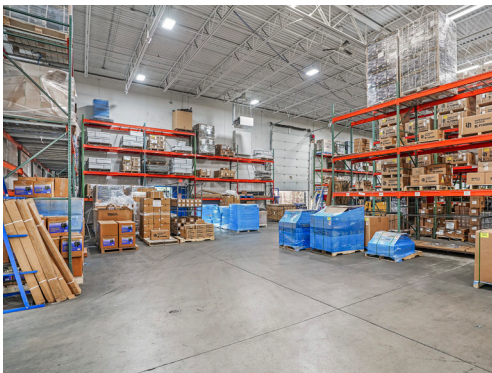
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PROPERTY SURVEY

