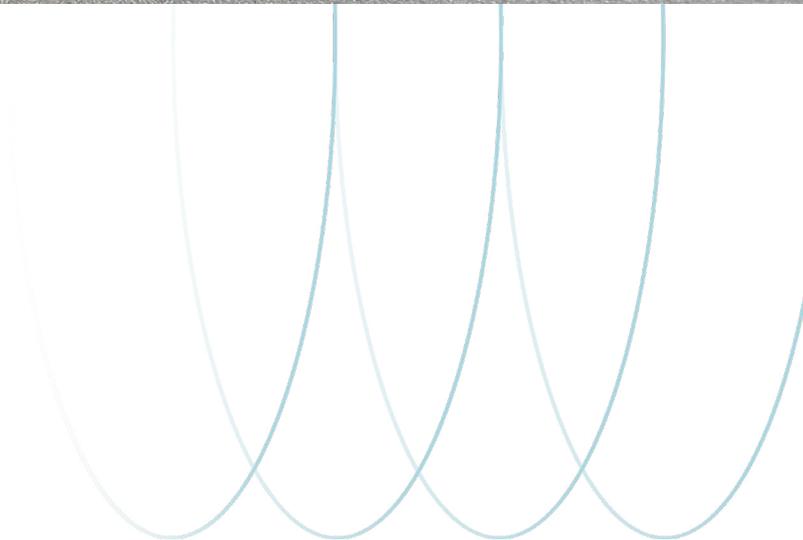




For sale or lease

Pilot Knob Business Center
2400 Pilot Knob Rd, Mendota Heights, MN 55120

38,003 SF Available For Sale
9,446 SF - 38,003 SF Available For Lease



Building specifications

Building Size	38,003 SF
SF Available	6,200 SF Office <u>29,803 SF Warehouse</u> 38,003 SF Total
For Lease	9,446 SF - 38,003 SF
Year Built	2004
Clear Height	18'
Loading	Six (6) dock doors One (1) drive-in
Power	800 amps, 270/480 volts, 3 phase
Sprinkler	Fully sprinklered
Parking	63 striped stalls; potential for additional
Zoning	I - Industrial
Lease Rate	Negotiable
2025 Tax/CAM	\$3.00 PSF Tax \$1.75 PSF CAM \$4.75 PSF Total
Sale Price	Negotiable
2025 RE Taxes	\$113,952 (S3.00 PSF)
Available	Now

Recent Renovations

- Freshly painted warehouse drywall walls
- Newly painted warehouse columns



Fully A/C'd warehouse space



New LED Lighting in warehouse

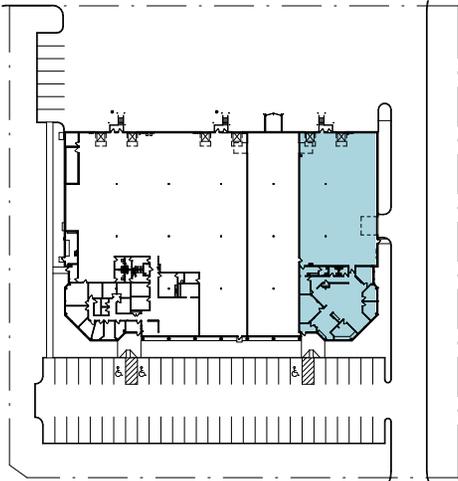


Less than one (1) mile from I-494



Four minute drive to I-35E

Floor plan - Option 1



Available Space

Option 1

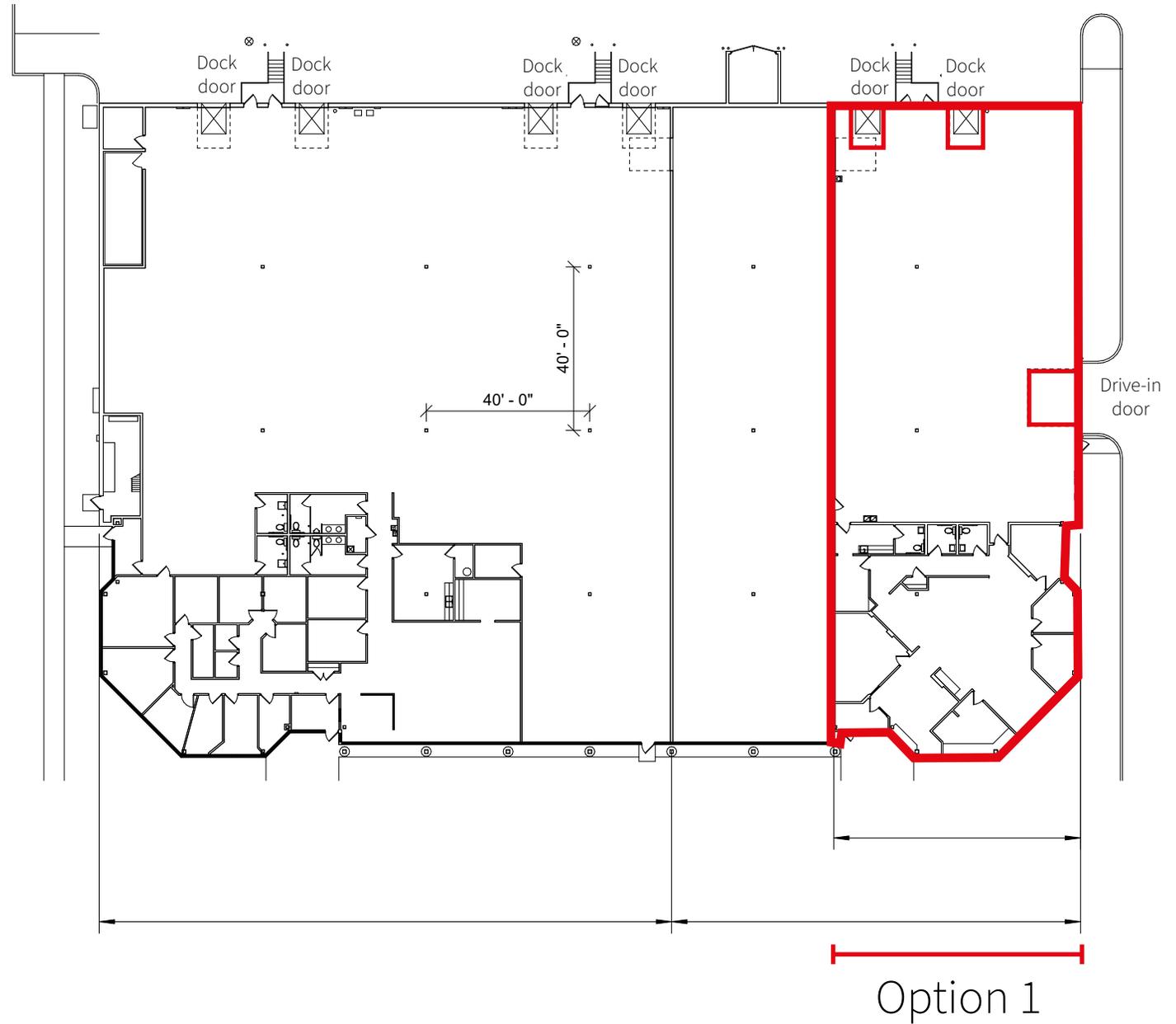
3,100 SF Office

6,346 SF Warehouse

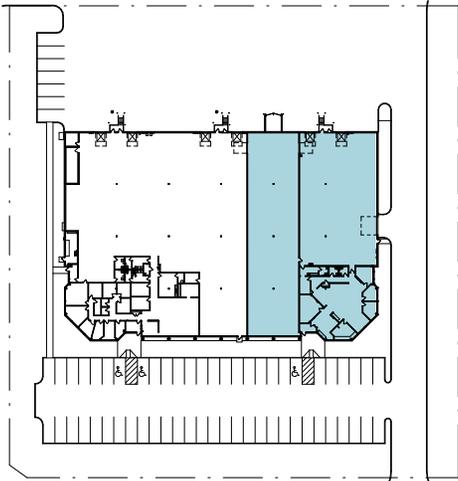
9,446 SF Total

Two (2) dock doors

One (1) drive-in door



Floor plan - Option 2



Available Space

Option 2

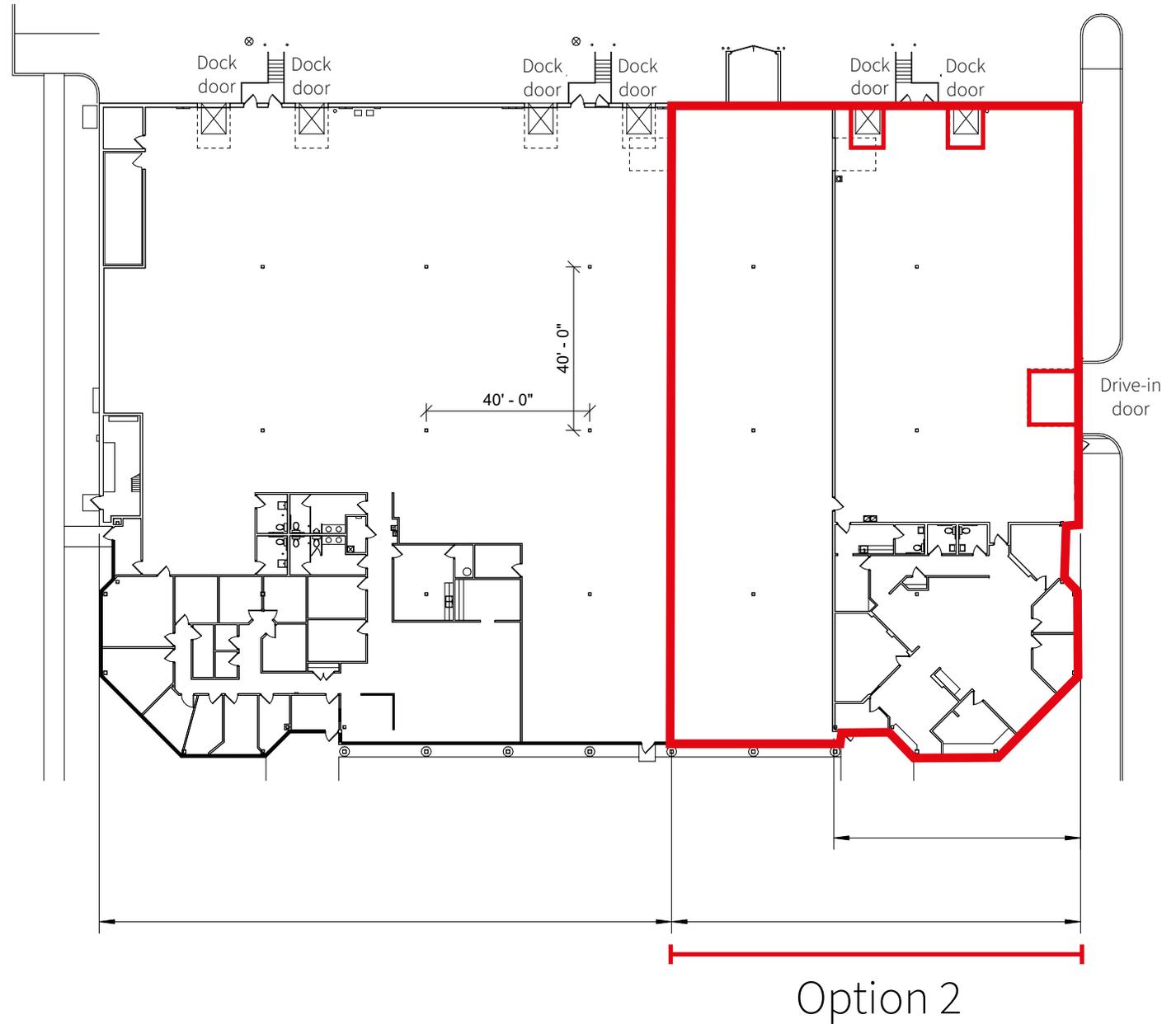
3,100 SF Office

12,699 SF Warehouse

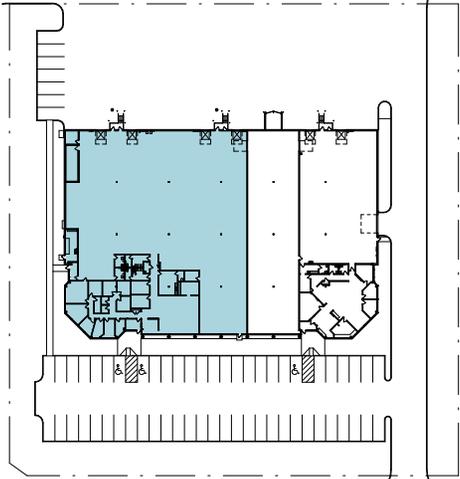
15,799 SF Total

Two (2) dock doors

One (1) drive-in door



Floor plan - Option 3



Available Space

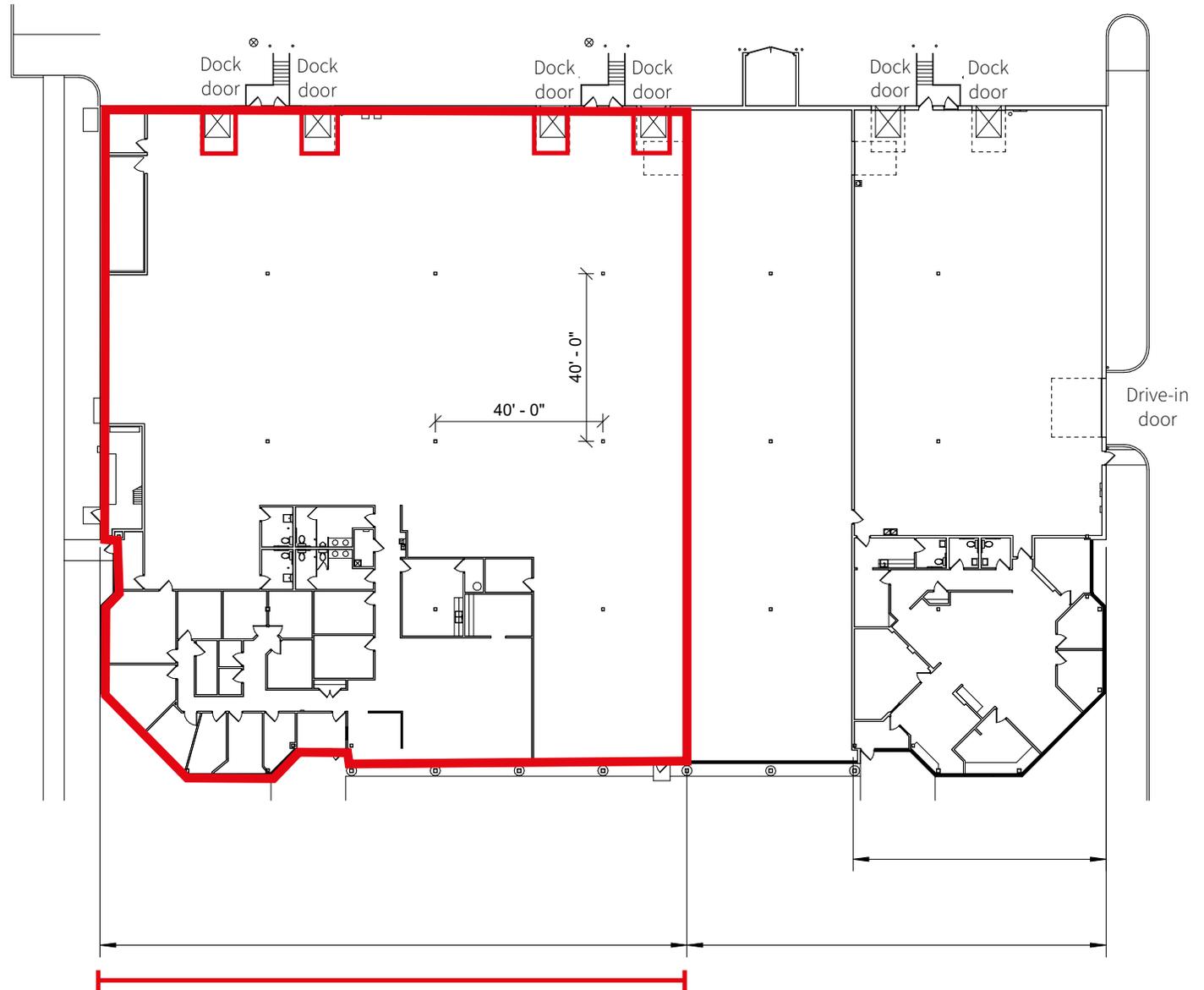
Option 3

5,100 SF Office

17,104 SF Warehouse

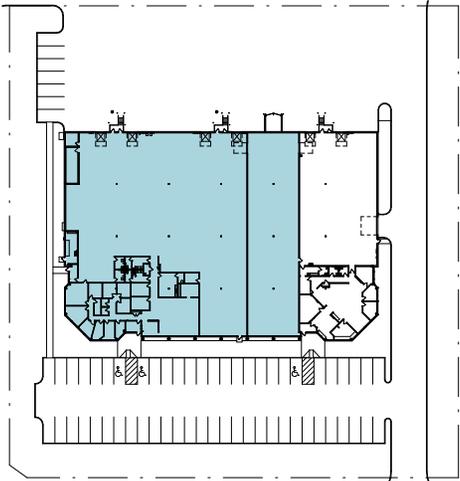
22,204 SF Total

Four (4) dock doors



Option 3

Floor plan - Option 4



Available Space

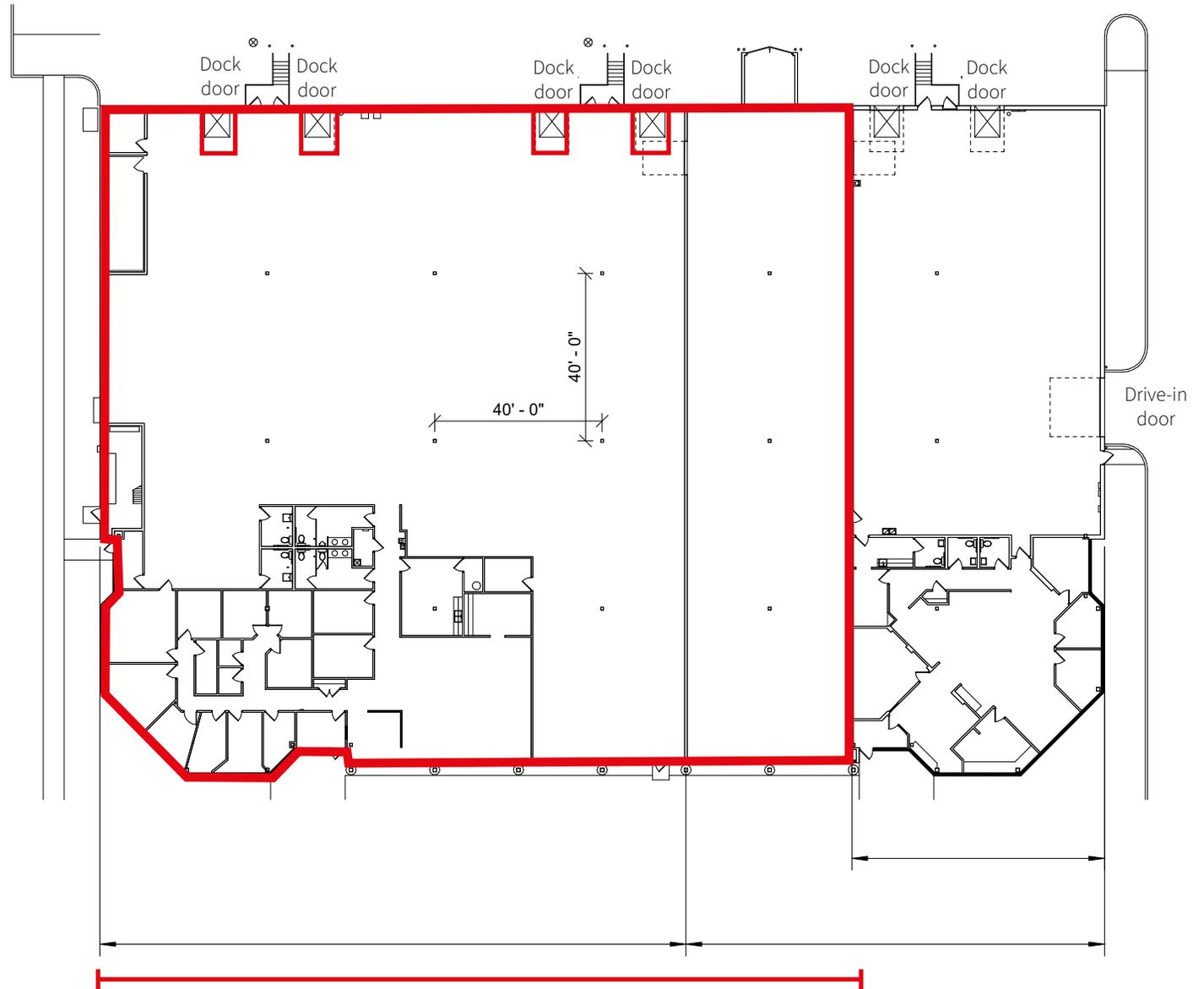
Option 4

5,100 SF Office

23,457 SF Warehouse

28,557 SF Total

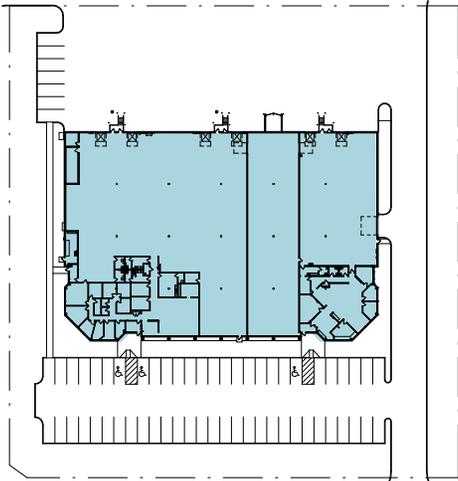
Four (4) dock doors



Option 4

Floor plan - Option 5

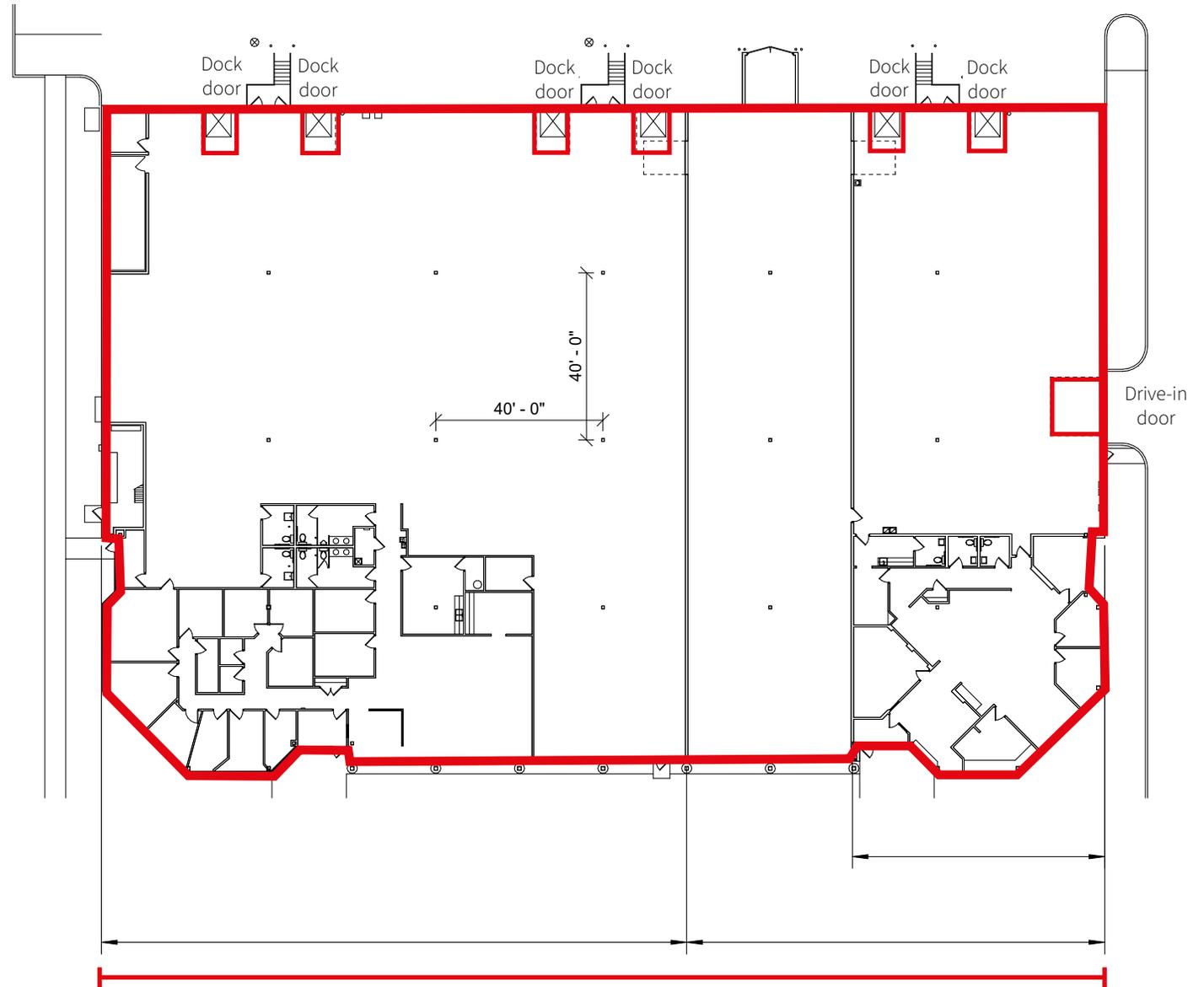
**For sale or lease*



Available Space

Option 5
8,200 SF Office
29,803 SF Warehouse
38,003 SF Total

Six (6) dock doors
One (1) drive-in door

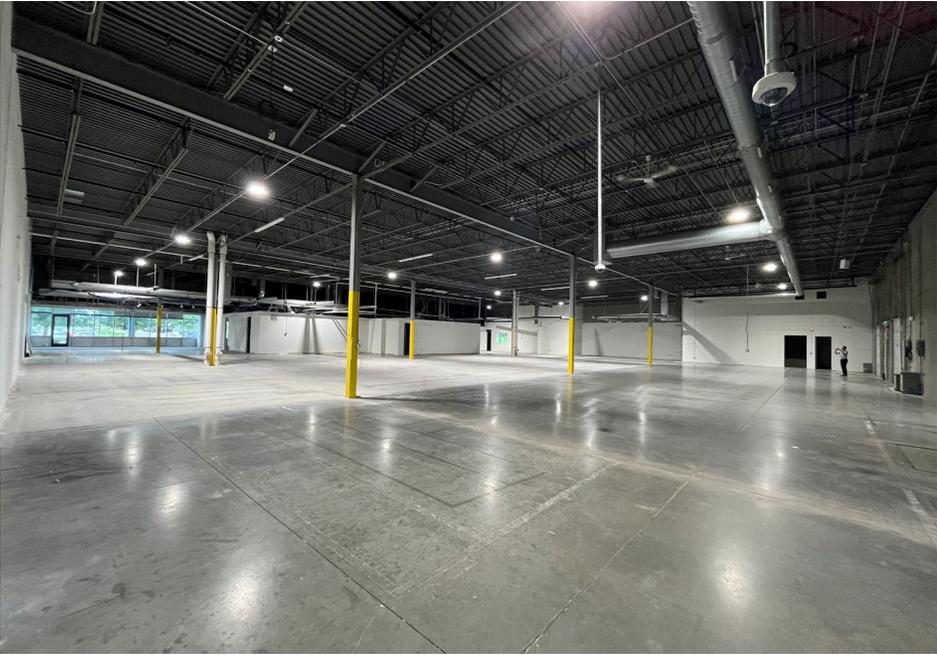


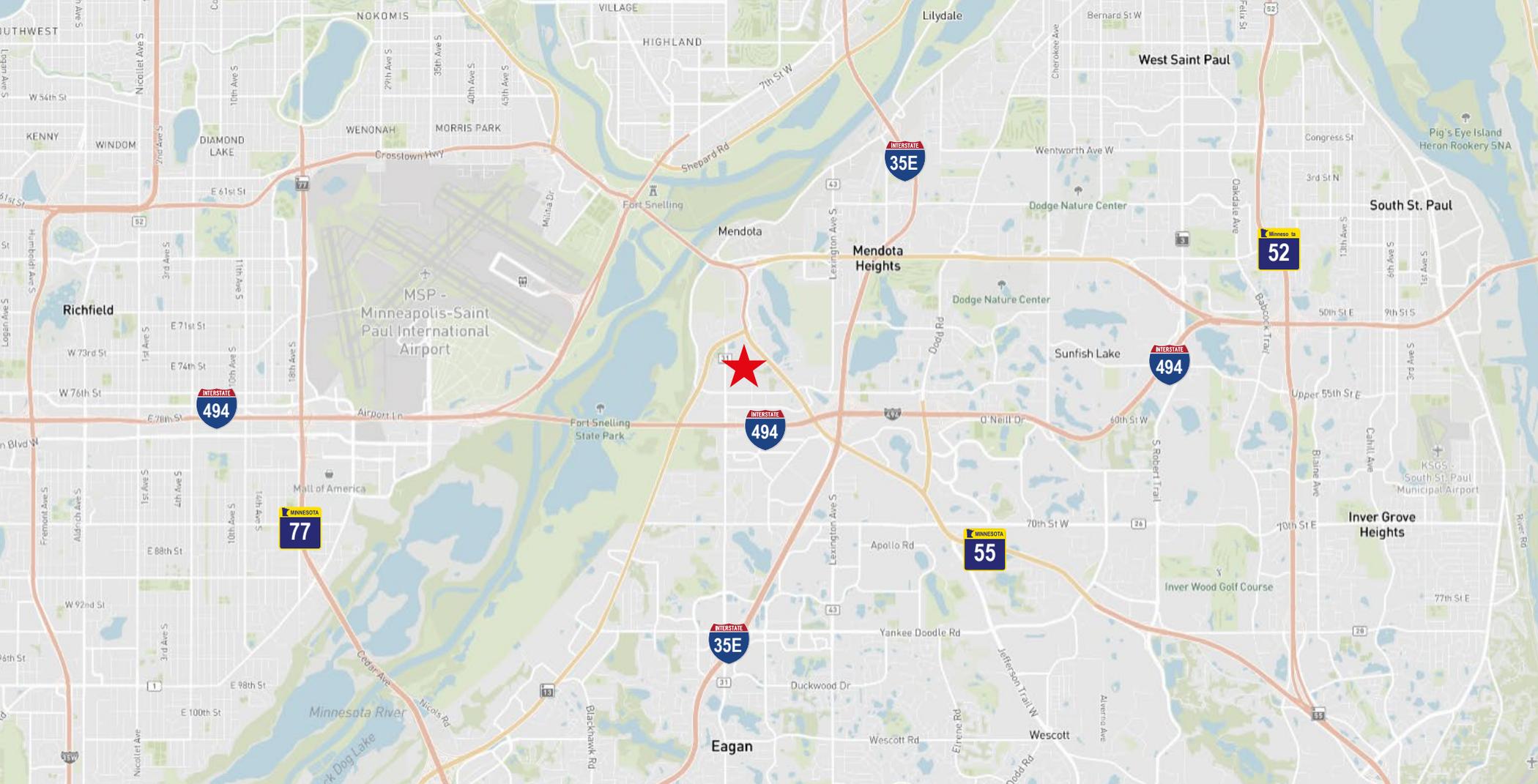
Option 5

Property photos - Office



Property photos - Warehouse





 **JLL** SEE A BRIGHTER WAY

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