

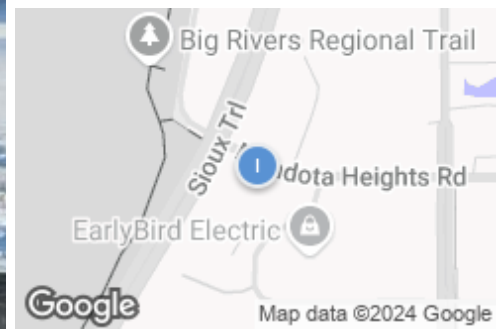
## Industrial Property for Sale

1450 Mendota Heights Rd, Mendota Heights, MN, 55120

Industrial: Warehouse/Distribution For Sale

Prepared on December 26, 2024

1 of 1 Listings



### Listing Details | Industrial For Sale

Total Available Space	<b>50,640 SF</b>
Asking Price	<b>\$5,199,500</b>
Listing Price Per SF	-
Cap Rate (Actual)	-
Total Expenses	<b>\$73,524</b>
Possession	<b>COE</b>
Show Instructions	<b>Call broker</b>
Tax Year	<b>2024</b>
Real Estate Taxes	<b>\$73,524 in 2024</b>
Vacant	<b>Yes</b>
Vacant Date	<b>12/13/2024</b>
Available Date	<b>Now</b>
Date Listed	<b>12/26/2024</b>
Last Modified	<b>12/26/2024</b>

Listing ID	<b>41667823</b>
Electric Service	<b>Yes</b>
Heavy Electric	<b>Yes</b>
Ceiling Height	<b>13 - 14 ft</b>
Dock High Doors	<b>2</b>
Grade Level Doors	<b>1</b>
Sprinklers	<b>Yes</b>
Industr. Office Space	<b>4,000 SF</b>
Industr. Shell Space	<b>46,640 SF</b>
Owner Occupied	<b>Yes</b>
Restrooms	<b>2</b>
Parking Spaces	<b>50</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>

### Description

- 50,640 SF Total
- 4,000 SF Office
- 46,640 SF Warehouse
- 3.12 Acre Site
- 2 Docks
- 1 Drive-in
- 13'-14'4" Clear
- Heavy Power
- 50 Parking Stalls

- 204 Panel ground mounted solar array provides an approximate \$7,700 electric credit per year.

## Property Features

### Location Details

Address	<b>1450 Mendota Heights Rd, Mendota H...</b>
Zoning	<b>I</b>
Submarket	<b>MN - Southeast</b>

County	<b>Dakota</b>
Parcels	<b>273645001011</b>
Name	<b>1450 Mendota Heights Rd</b>

### Building Details

Sub Type	<b>Warehouse/Distribution</b>
Building Status	<b>Existing</b>
Building Size	<b>50,640 SF</b>
Land Size	<b>3.12 Acres / 135,907 SF</b>
Number of Buildings	<b>1</b>
Property Rent	<b>\$8.43/SF (Average)</b>
Number of Floors	<b>1</b>
Year Built	<b>1974</b>
Primary Constr. Type	<b>Steel</b>
Occupancy Type	<b>Single Tenant</b>
Yard	<b>-</b>
Electricity	<b>Yes</b>
Ceiling Height	<b>13 - 14 ft</b>

Dock High Doors	<b>2</b>
Grade Level Doors	<b>1</b>
Sprinklers	<b>Yes</b>
Industrial Space	<b>46,640 SF</b>
Office Space	<b>4,000 SF</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>
Floor Size	<b>50,640 SF</b>
Rentable Space	<b>50,640 SF</b>
Restrooms	<b>5</b>
Heated	<b>Yes</b>
Owner Occupied	<b>Yes</b>

### Owner Contact Information

#### Legal Owner

Knitco Limited Partnership  
 (651) 452-2240  
 1450 Mendota Heights Rd  
 St. Paul, MN 55120

#### True Owner

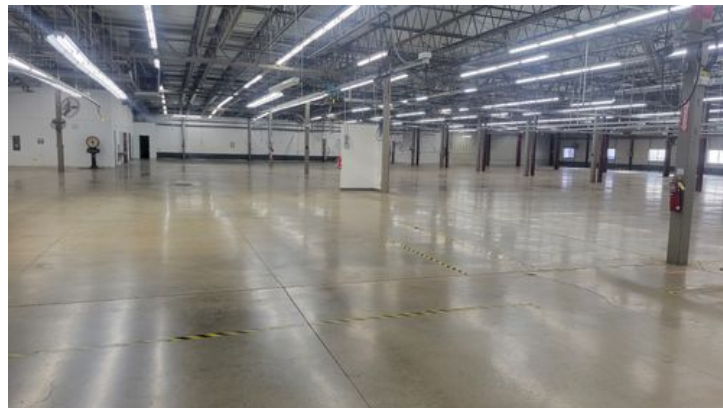
Not Available

## Property Listings

1 Listing | 50,640 SF | \$5,199,500

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	50,640 SF	\$5,199,500	Now	13-14...	1 GD, 2 DH	4,000 SF	-	- / - / -

## Additional Photos





## Contact



**Timothy Nesvold**  
952-546-7000  
nesvold@mnrea.com

Real Estate Advisors Inc



# INDUSTRIAL PROPERTY FOR SALE

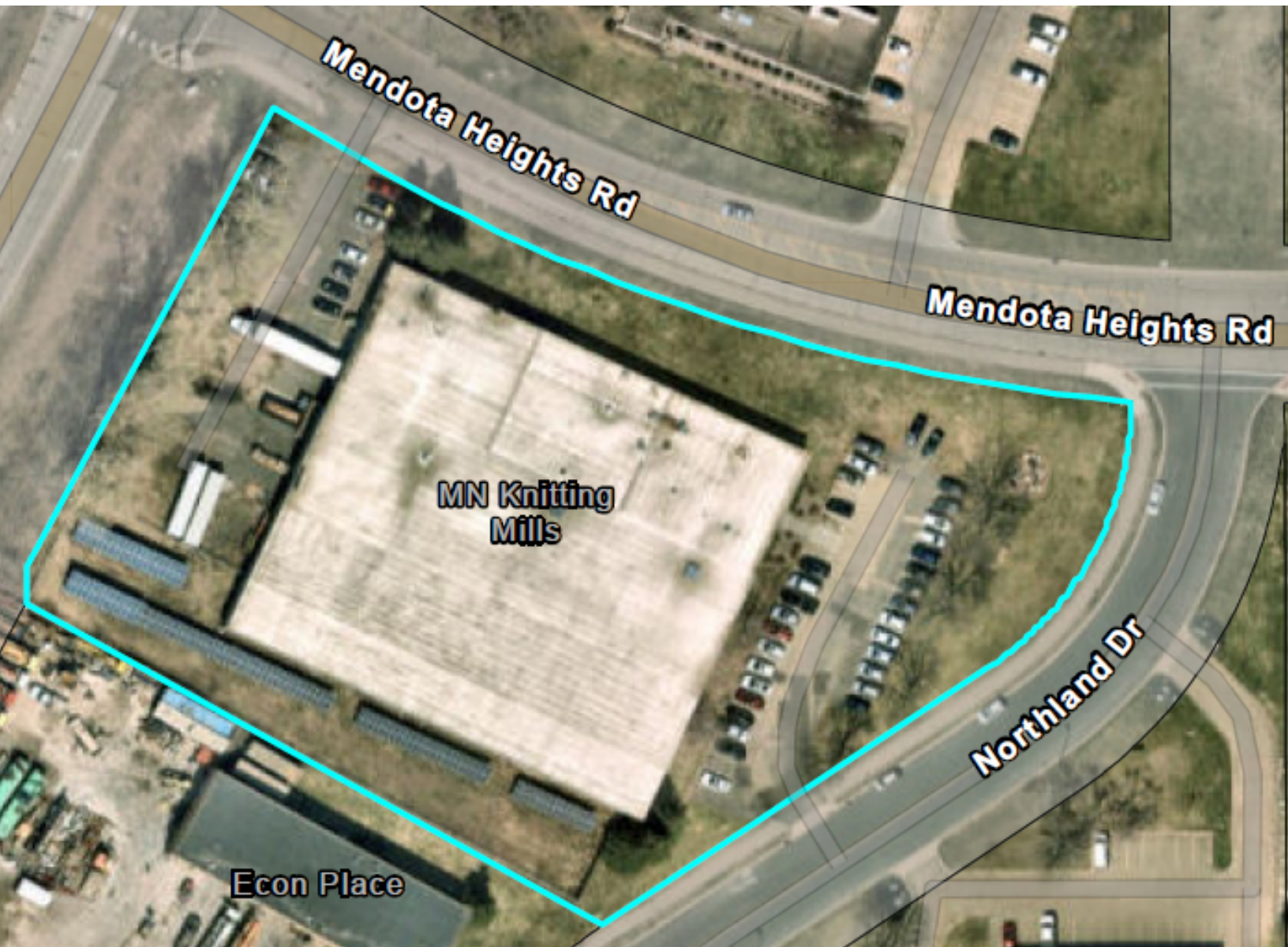
1450 MENDOTA HEIGHTS ROAD  
MENDOTA HEIGHTS, MINNESOTA



## 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

**INDUSTRIAL PROPERTY**

1450 Mendota Heights Road

FOR SALE

WAREHOUSE



**INDUSTRIAL PROPERTY**

1450 Mendota Heights Road

FOR SALE

OFFICE



GROUND-MOUNTED SOLAR

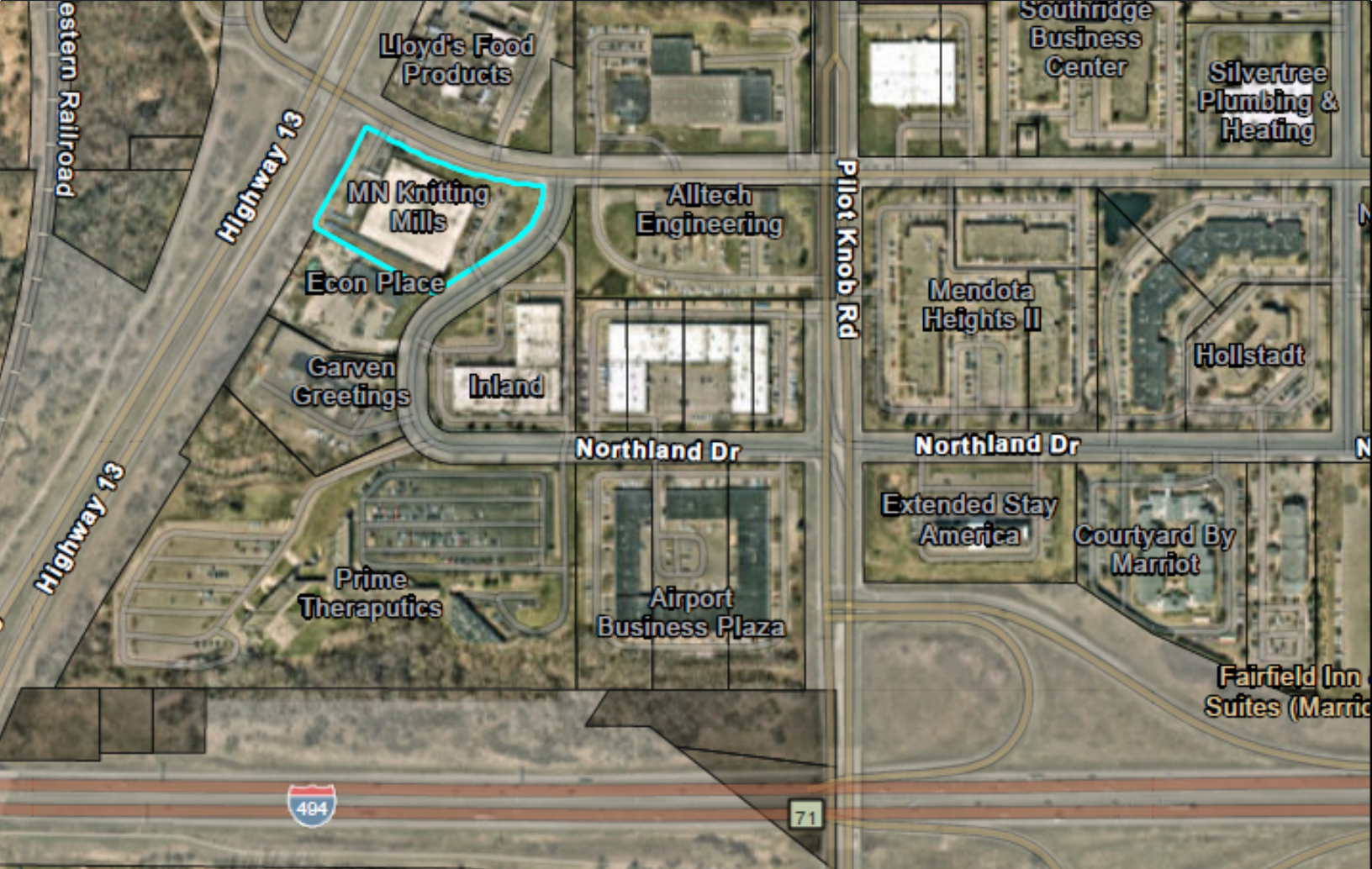


**INDUSTRIAL PROPERTY**

1450 Mendota Heights Road

FOR SALE

**EXCELLENT ACCESS**



PRESENTED BY

**TIM NESVOLD, PARTNER**

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