

FOR SALE



1040 Dakota Dr
Mendota Heights, MN 55120



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

www.expcommercial.com

Property Details & Highlights

1040 Dakota Dr, Mendota Heights, MN 55120

FOR SALE

Property Type	Retail/Free Standing Building
APN	271910001002
Price	\$1,100,000
Building Size	7833 SF
Lot Size	1.1 Acres
Year Built	1978
Number of Buildings	1

Exceptional opportunity to own a 7,833 SF building in the highly desirable Mendota Heights. This versatile property features a unique retail space, offering flexibility for a wide range of business uses. A drive-in door enhances functionality for loading, storage, and operations.

Additional highlights include a spacious 60' x 34' basement, providing valuable storage or expansion potential, and a large parking lot accommodating 30+ vehicles—ideal for employees, clients, and deliveries.

Positioned directly off Highway 62 (formerly Highway 110), this property offers outstanding visibility with approximately 28,430 vehicles passing by daily per MnDOT. The exit for Interstate 35E is located immediately adjacent to the site, with signage clearly visible from the property, providing unmatched accessibility and exposure just minutes from both Minneapolis and Saint Paul.



- 7,833 SF industrial building in Mendota Heights
- Versatile layout
- Located on 1.1 acres of land making it one of the largest plots in the city
- 1 Garage door to receive items however cars have never been allowed inside.
- 220 Volt power in place
- Building Dimensions are Approx. 97' x 58' with a 60' x 34' basement for additional storage or expansion

Scott Naasz
612.819.8285
scott.naasz@expcommercial.com



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

Additional Photos

1040 Dakota Dr, Mendota Heights, MN 55120

FOR SALE



Scott Naasz
612.819.8285
scott.naasz@expcommercial.com



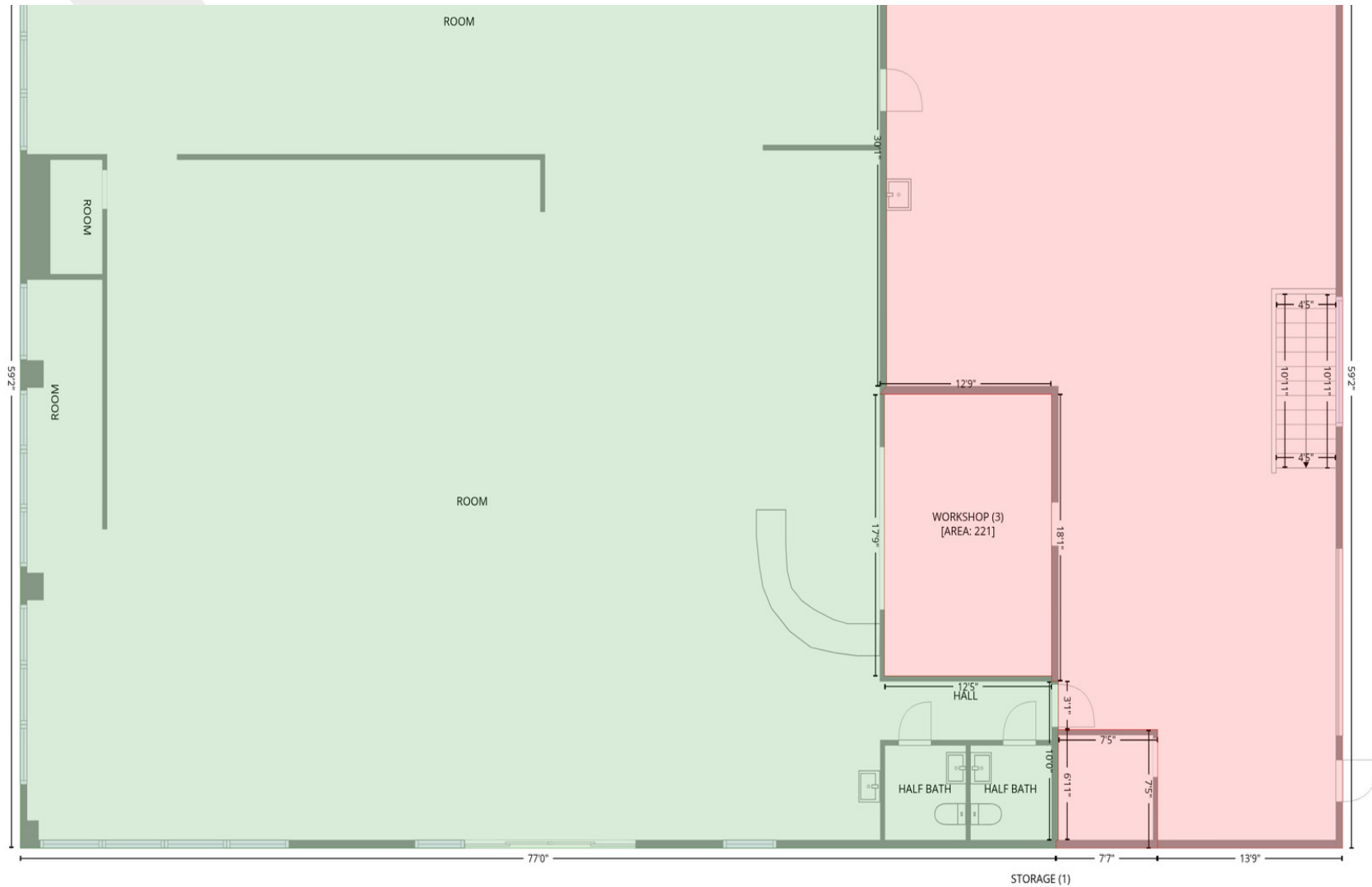
NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Floor Plans

1040 Dakota Dr, Mendota Heights, MN 55120

FOR SALE



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

1040 Dakota Dr, Mendota Heights, MN 55120

FOR SALE



Scott Naasz
612.819.8285
scott.naasz@expcommercial.com



NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.