



FOR SALE

33,684 SQUARE FEET

HIGH-FINISH INDUSTRIAL
FLEX | INVESTMENT PROPERTY



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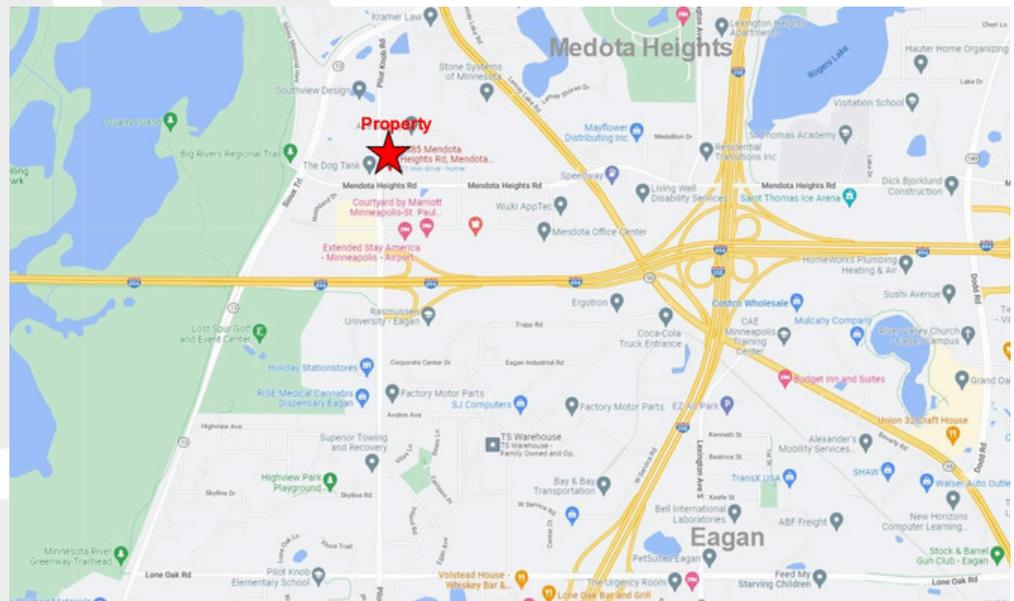
MENDOTA HEIGHTS BUSINESS PLAZA
1385 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN 55120

MENDOTA HEIGHTS BUSINESS PLAZA

PROPERTY HIGHLIGHTS

1385 Mendota Heights Business Plaza is a fully leased, professionally maintained industrial and flex investment property. It features high-quality office finishes and functional warehouse capabilities, including a clear height of 14 feet and two dock doors. This asset is strategically located near MSP International Airport and major regional highways.

- The property boasts a diverse and stable tenant mix, supported by long-term leases (rent roll available upon request). The net operating income (NOI) is \$327,777.
- Value-Add Opportunity: The property offers a compelling investment upside, with several in-place leases well below current market rates (estimated market range \$12-14, with most recent lease completed at \$14.84 Net)
- Recent capital improvements include a remodeled restroom core and a new roof installed in 2023, which comes with a warranty expiring on November 4, 2047.
- The property offers excellent visibility and accessibility to major highways in the region.
- This represents an exceptional turnkey investment opportunity in one of the Twin Cities' most accessible and well-established submarkets.



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PROPERTY FACTS

- Constructed in 1979
- Dakota County 2026 Taxes: \$100,108
(Parcel Numbers: #27-48300-02-072 & #27-48300-02-080)
- Building Size: 33,684 square feet (3.00 acres)
- Masonry structure featuring a rubber roof
- Clear Height: Warehouse (14 feet)
- Fully leased, accommodating six tenants
- Two common dock doors
- Convenient access to I-494, I-35, and Highway 55 (Minutes from Minneapolis/St. Paul International Airport)
- 109 parking stalls
- Weighted Average Lease Term (WALT): 2.37 years

LIST PRICE:

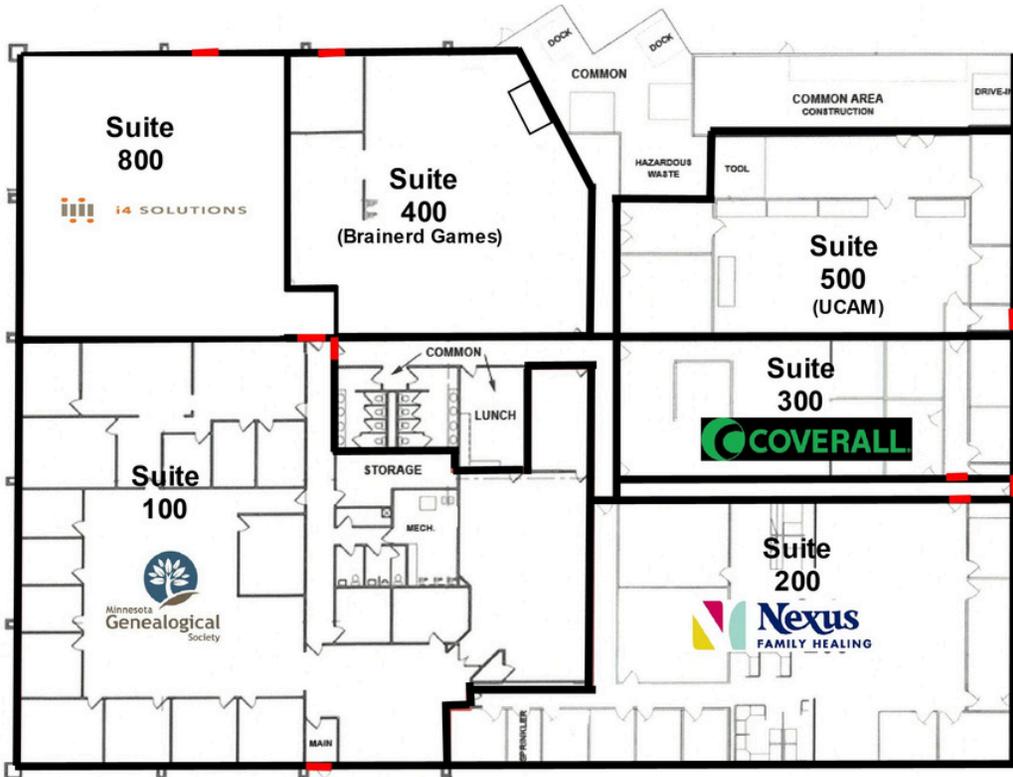
\$4,430,000



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FLOOR PLAN



MENDOTA HEIGHTS BUSINESS PLAZA
1385 MENDOTA HEIGHTS ROAD
MENDOTA HEIGHTS, MN 55421

MENDOTA HEIGHTS BUSINESS PLAZA

PHOTOS



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CITY INFO

NESTLED ON THE SOUTHERN BORDER OF MINNEAPOLIS AND ST. PAUL, THE CITY OF MENDOTA HEIGHTS IS A FIRST-RING SUBURB WITH A SMALL TOWN FEEL AND BIG CITY AMENITIES, OVERLOOKING THE SCENIC CONFLUENCE OF THE MISSISSIPPI AND MINNESOTA RIVERS.

FIRST ORGANIZED AS A DAKOTA COUNTY TOWNSHIP IN 1858 AND A VILLAGE IN 1956, THE CITY ITSELF WAS NOT ESTABLISHED UNTIL 1974; HOWEVER, MENDOTA HEIGHTS HAS A LONG AND RICH HERITAGE DATING BACK TO 1805, WITH THE ESTABLISHMENT OF FORT SNELLING ON LAND ACQUIRED FROM THE DAKOTA INDIANS. FOR MANY YEARS, THE AREA WAS PRIMARILY TRUCK FARM AND DAIRY COUNTRY, WITH A POPULATION THAT INCREASED RAPIDLY AT THE END OF WORLD WAR II.

TODAY, MENDOTA HEIGHTS IS HOME TO MORE THAN 11,000 RESIDENTS AND APPROXIMATELY 750 BUSINESSES. THE CITY IS KNOWN FOR ITS NATURAL BEAUTY AND EXCEPTIONAL QUALITY OF LIFE. ALONG WITH A MULTITUDE OF HOUSING OPTIONS, RESIDENTS ALSO HAVE CONVENIENT ACCESS TO THE MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT, AS WELL AS AWARD-WINNING RESTAURANTS, RETAIL, ARTS AND ENTERTAINMENT VENUES IN THE TWIN CITIES METRO AREA.

THE CITY BOASTS MORE THAN 295 ACRES OF PARKLAND AND 17 PUBLIC PARKS, AS WELL AS SEVERAL STATE AND PRIVATE PARKS, WITH A MULTITUDE OF RECREATIONAL OPPORTUNITIES. UNIQUE TO THIS COMMUNITY IS A NATIVE AMERICAN GATHERING PLACE AND BURIAL GROUND NAMED OHEYAWAHE – MEANING “A SACRED PLACE MUCH VISITED” IN THE DAKOTA LANGUAGE – WHICH IS ON THE NATIONAL REGISTER OF HISTORIC PLACES.



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