

**64,000 - 159,000 SF**  
**INDUSTRIAL SPACE FOR LEASE**



2360 PILOT KNOB RD  
MENDOTA HEIGHTS, MN 55120

**PILOT KNOB**  
**DISTRIBUTION CENTER**

**CBRE**  Capital Partners

# PROPERTY OVERVIEW

Office / warehouse building with two suites available for lease. Lot includes a large truck court / outside trailer storage.

Building offers easy access for employees; located near I-494, I-35, MN-55, & MN-13, just 5 MI from MSP international airport.

## Pilot Knob Distribution Ctr.

|              |                  |
|--------------|------------------|
| Available SF | 64,215 - 159,718 |
|--------------|------------------|

|             |         |
|-------------|---------|
| Building SF | 404,552 |
|-------------|---------|

|              |     |
|--------------|-----|
| Clear Height | 24' |
|--------------|-----|

|                |           |
|----------------|-----------|
| Column Spacing | 40' x 40' |
|----------------|-----------|

|       |      |
|-------|------|
| Built | 1979 |
|-------|------|

|         |            |
|---------|------------|
| Parking | 181 Spaces |
|---------|------------|

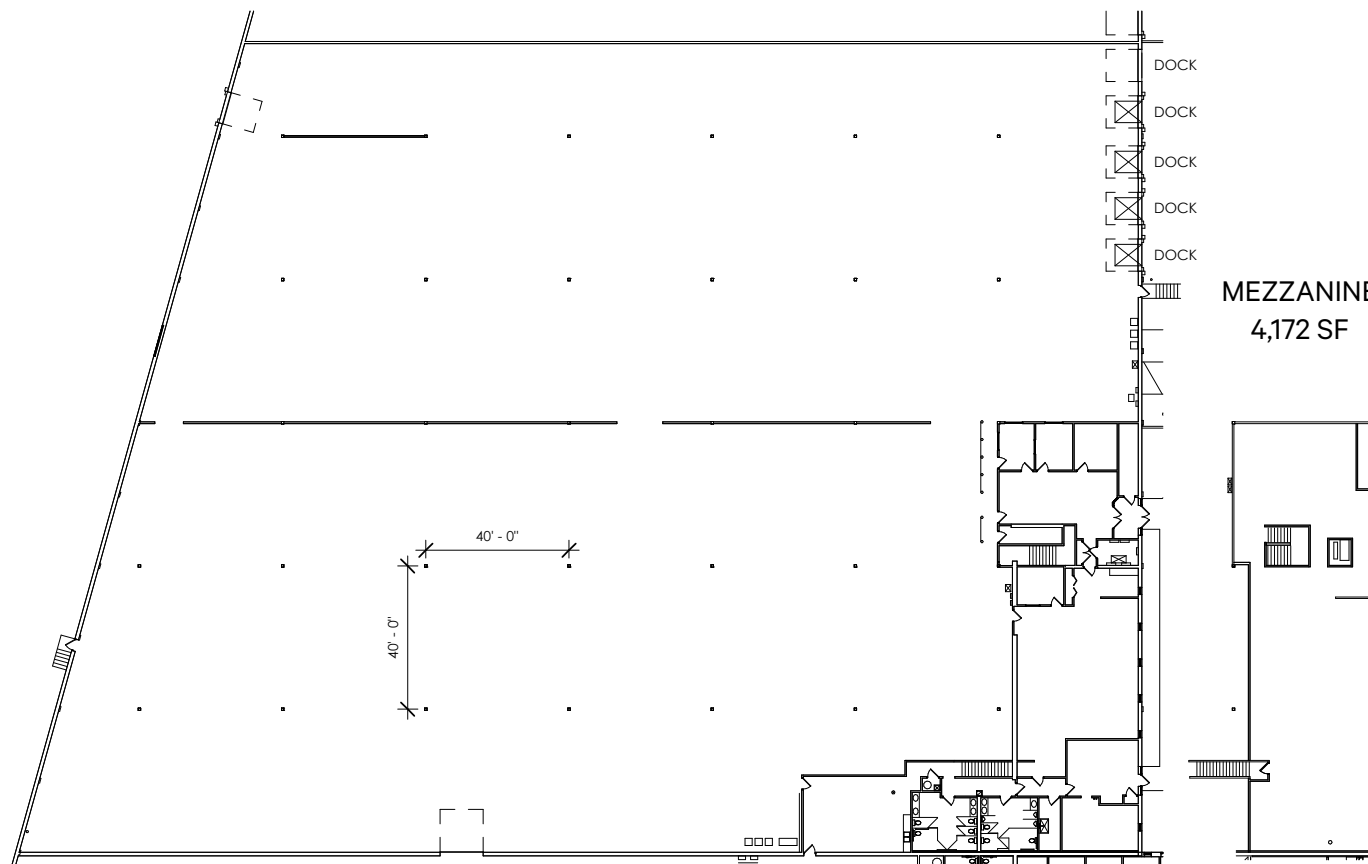
|            |            |
|------------|------------|
| Lease Rate | Negotiable |
|------------|------------|

|                |        |
|----------------|--------|
| 2026 CAM & Tax | \$2.37 |
|----------------|--------|



# FLOOR PLAN

## Suite B



*\*Mezzanine space not included in total SF*

Total SF

**64,215**

Office SF

**5,748**

Warehouse SF

**58,467**

Dock Doors

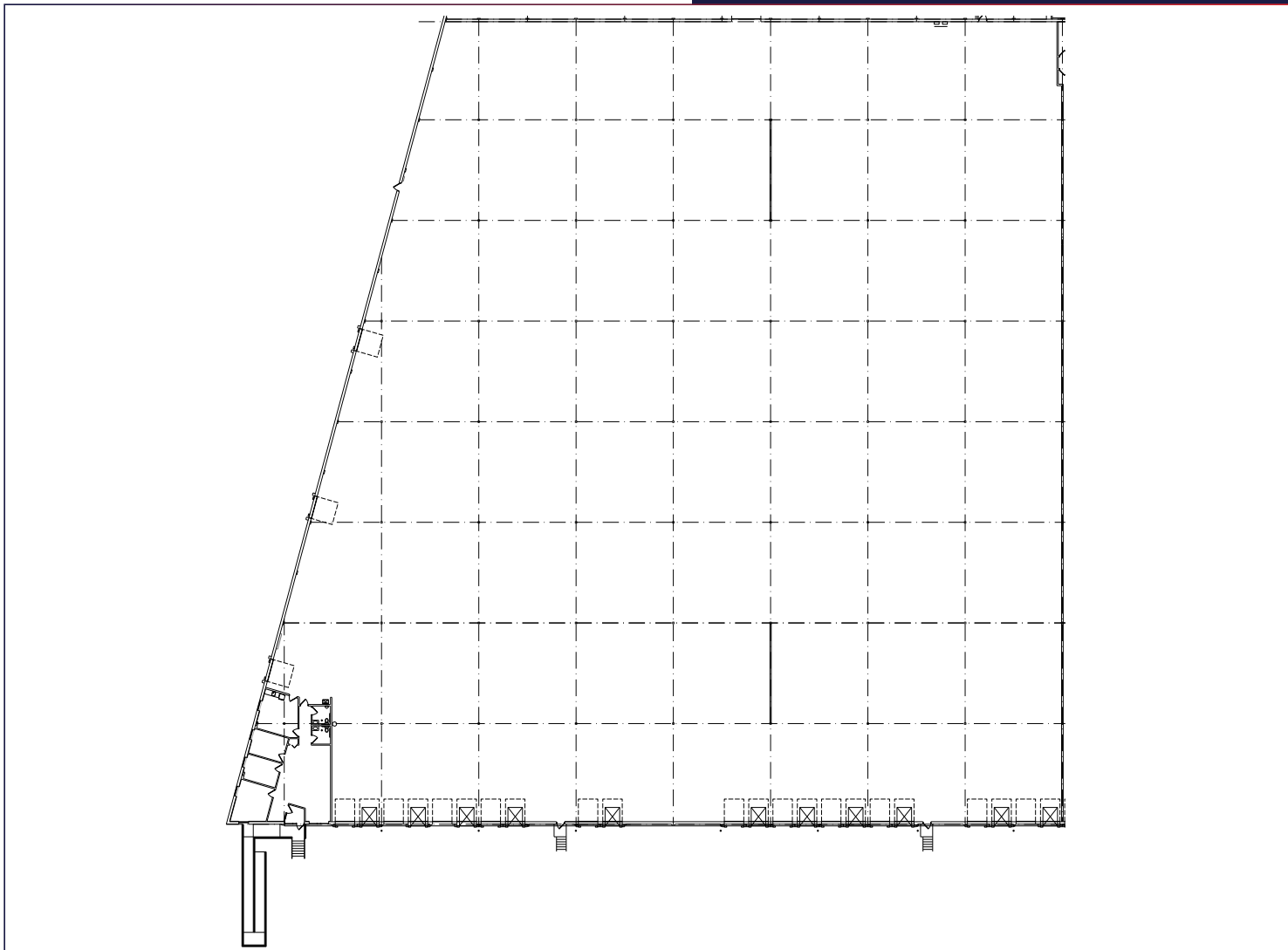
**5**

Power

**800 A / 480 V**

# FLOOR PLAN

## Suite C



Total SF

**95,503**

Office SF

**1,808**

Warehouse SF

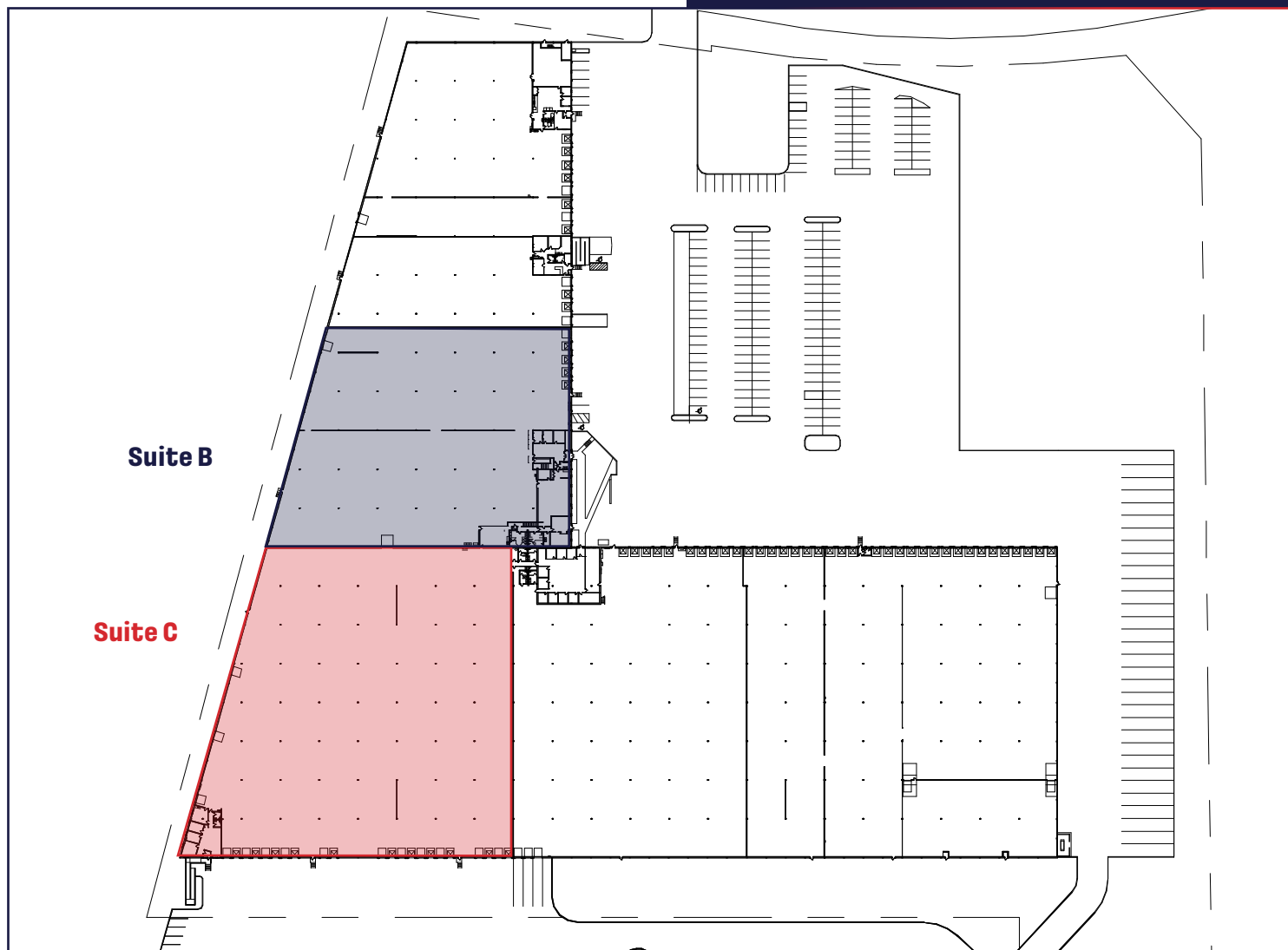
**93,695**

Dock Doors

**22**

# FLOOR PLAN

## Combined Suites



Total SF  
**159,718**

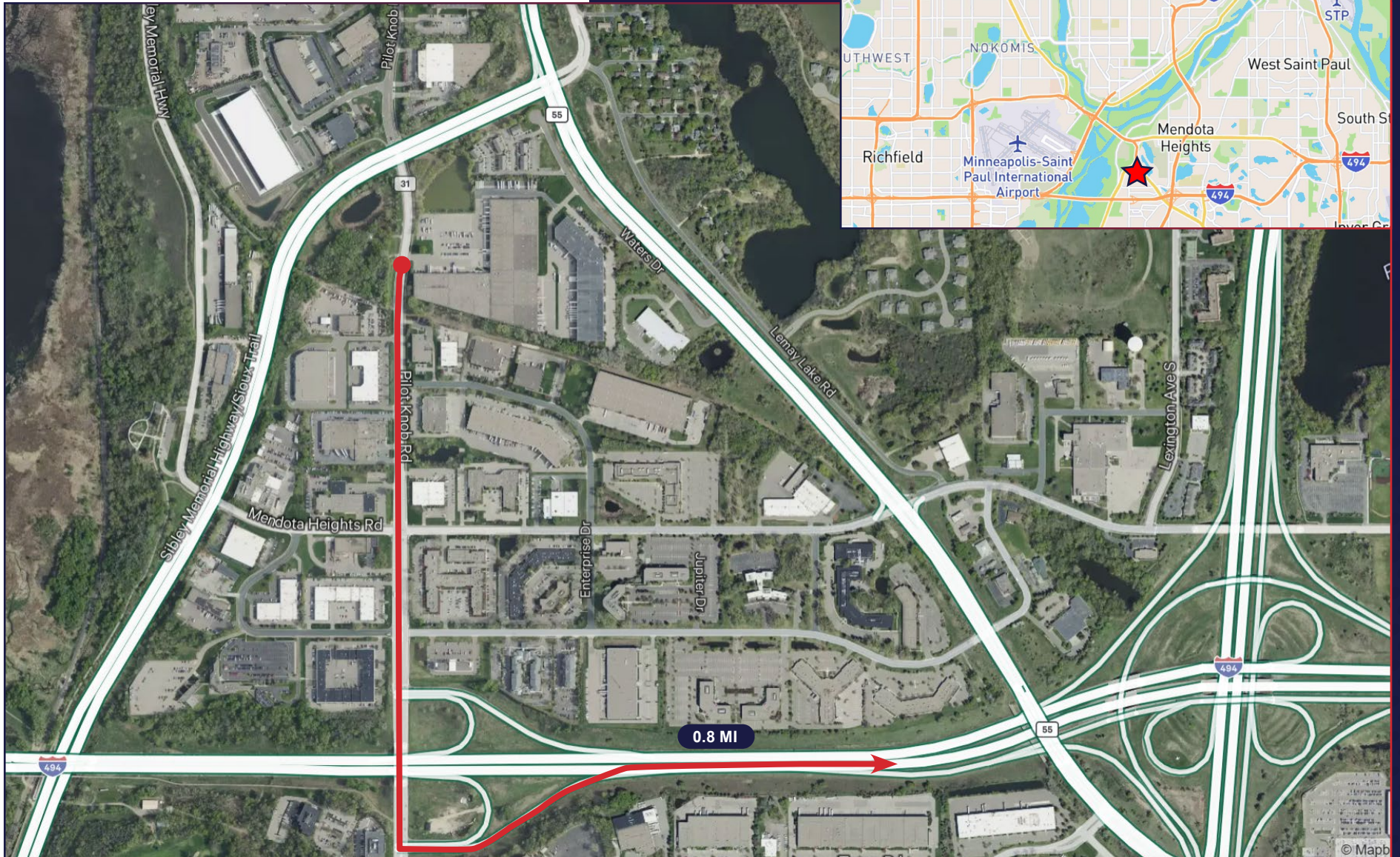
Office SF  
**7,556**

Warehouse SF  
**152,162**

Dock Doors  
**27**

# LOCATION

## ACCESS TO I-494



# LOCATION

## ACCESS TO MN-13 & MN-55





2360 PILOT KNOB RD  
MENDOTA HEIGHTS, MN

# PILOT KNOB DISTRIBUTION CENTER

**64,000 - 159,000 SF**  
**SPACE FOR LEASE**

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