

**64,215 SF**  
**INDUSTRIAL SPACE FOR LEASE**



2360 PILOT KNOB RD  
MENDOTA HEIGHTS, MN 55120

# PILOT KNOB DISTRIBUTION CENTER

**CBRE**  Capital Partners

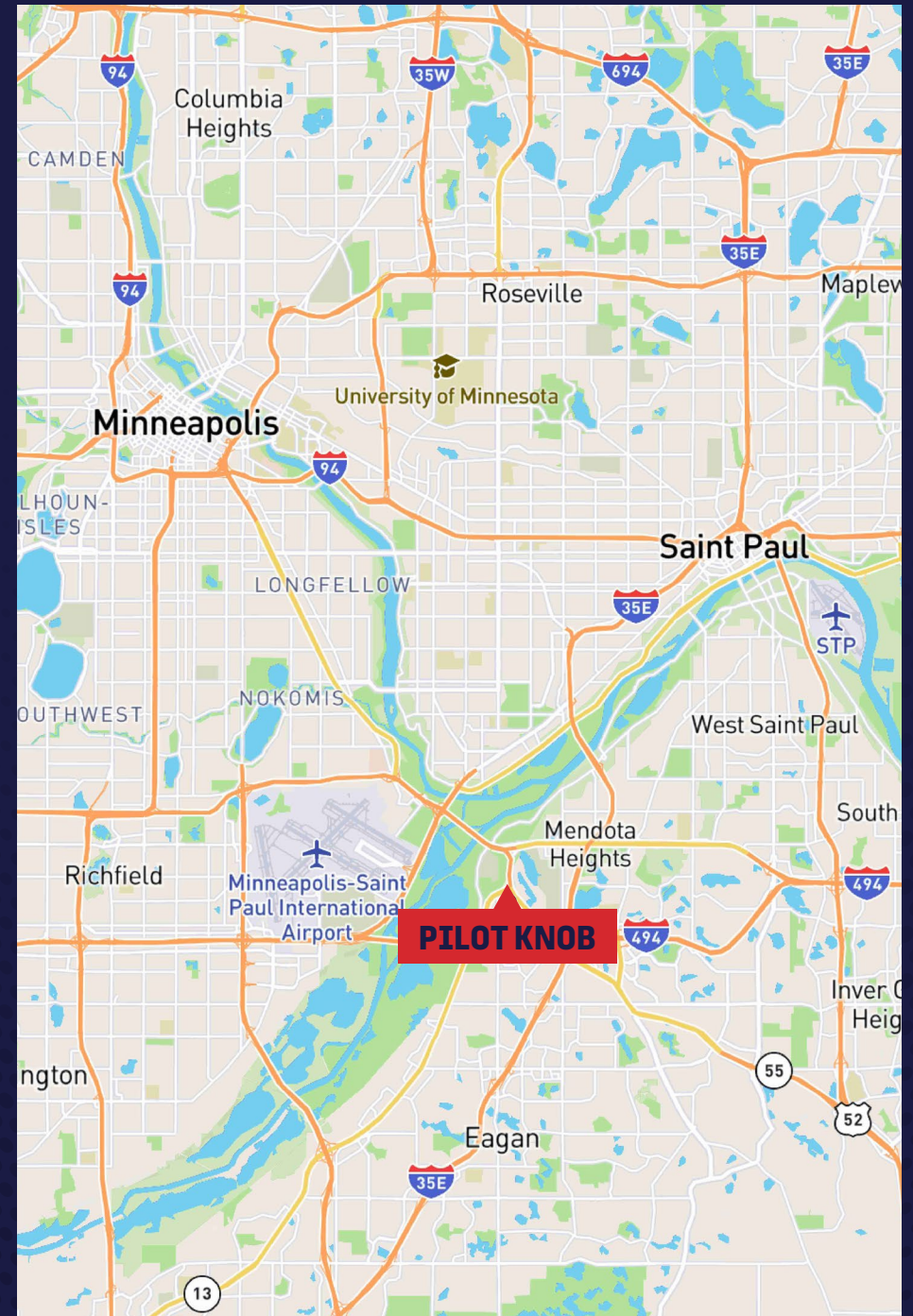
# PROPERTY OVERVIEW

Office / warehouse building with a 64,215 SF available space 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.

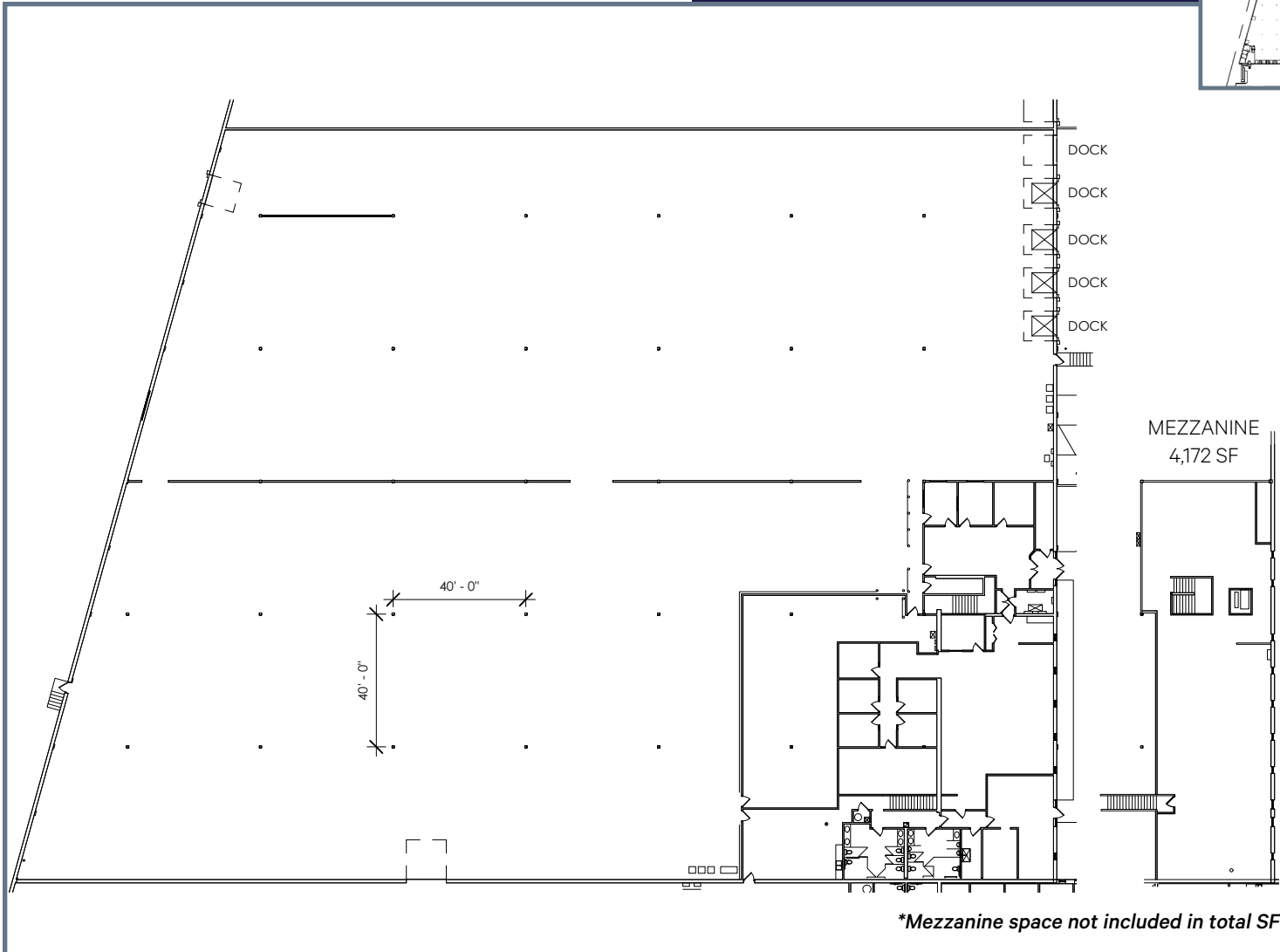
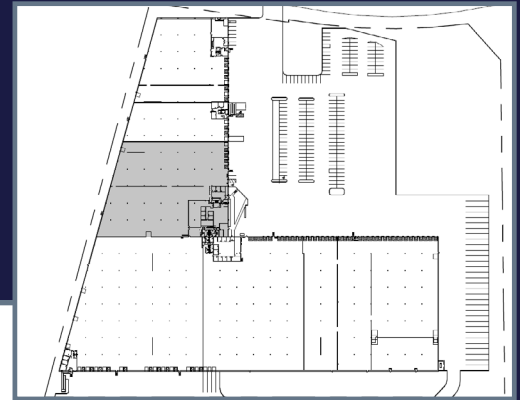
## Pilot Knob Distribution Ctr.

Available SF	64,215 Total 9,388 Office 54,827 Warehouse
Building SF	404,552
Clear Height	24'
Column Spacing	40' x 40'
Built	1979
Power	800 Amps
Parking	181 Spaces
Lease Rate	Negotiable
2026 CAM & Tax	\$2.37



# FLOOR PLAN

## Suite B



Total SF

**64,215**

Office SF

**9,388**

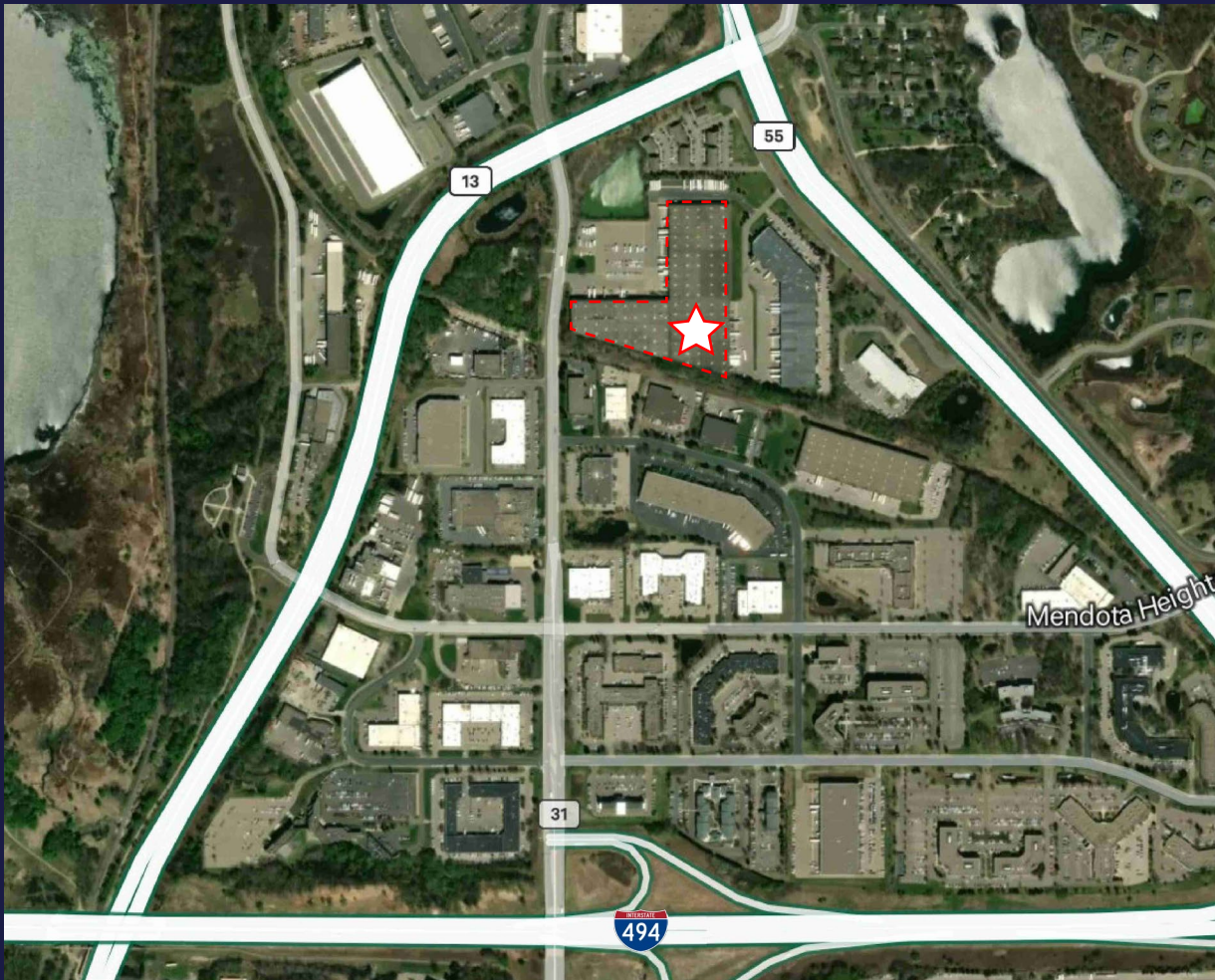
Warehouse SF

**54,827**

Dock Doors

**5**

*\*Mezzanine space not included in total SF*



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SPACE FOR LEASE

**BRYAN VAN HOOFF**

Senior Vice President  
+1 952 924 4624  
bryan.vanhoof@cbre.com

**JEFF PRZYTARSKI**

Senior Vice President  
+1 952 924 4895  
jeff.przytarski@cbre.com

**SAM MANKE**

Vice President  
+1 763 398 9047  
sam.manke@cbre.com



**CBRE**

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