

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 64,215 SF 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.

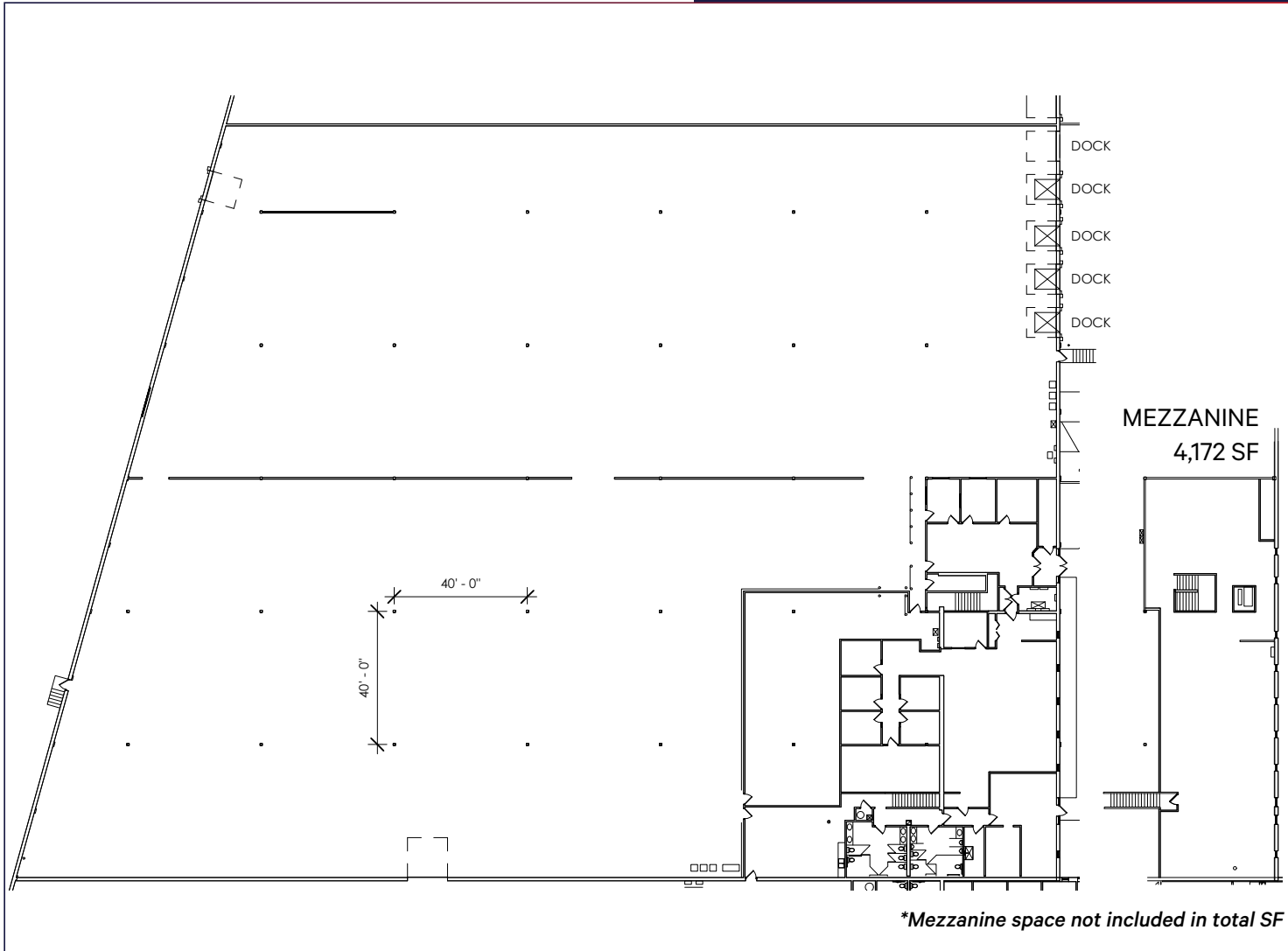
Pilot Knob Distribution Ctr.

Available SF	64,215 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

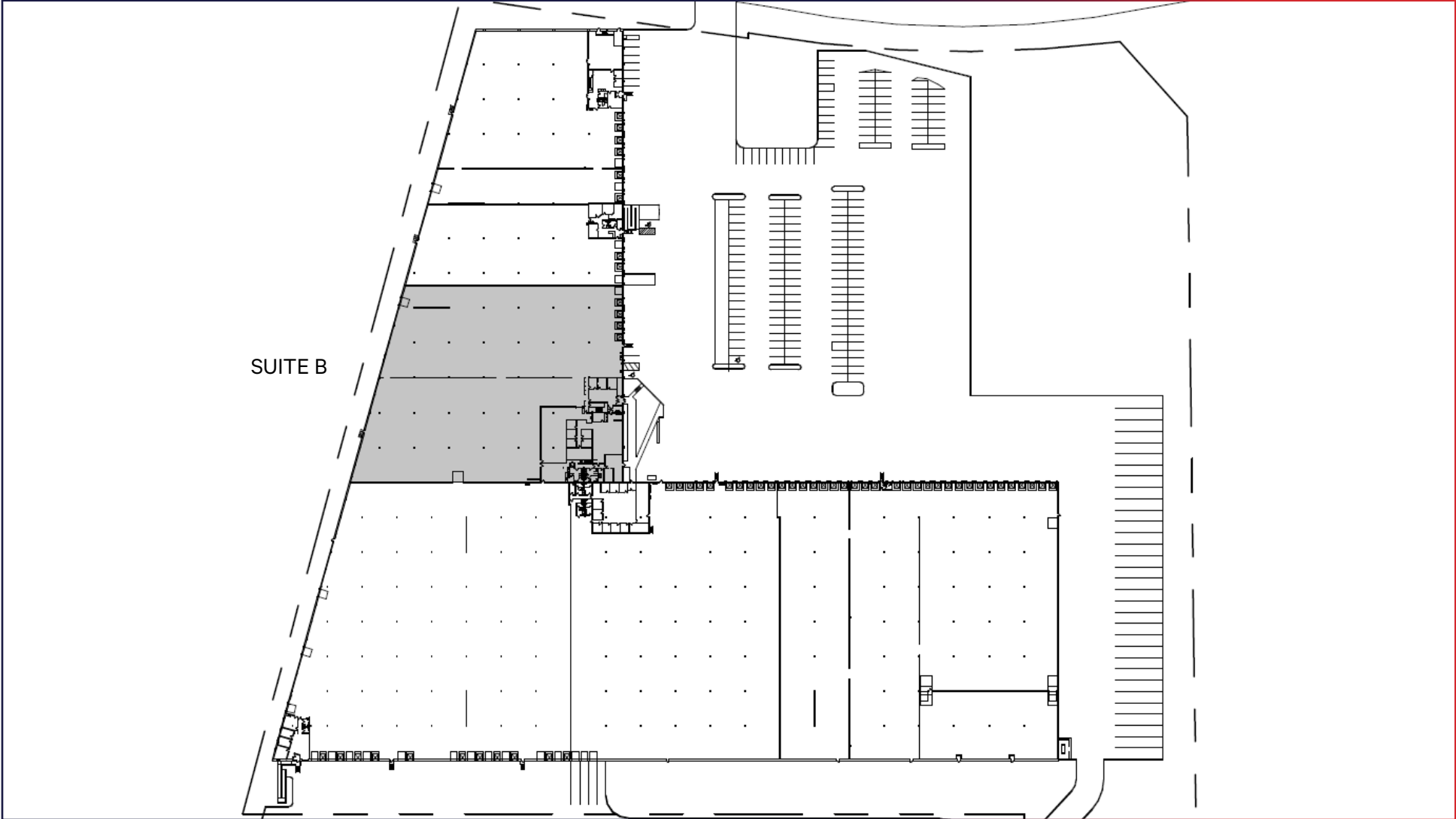
54,827

Dock Doors

5

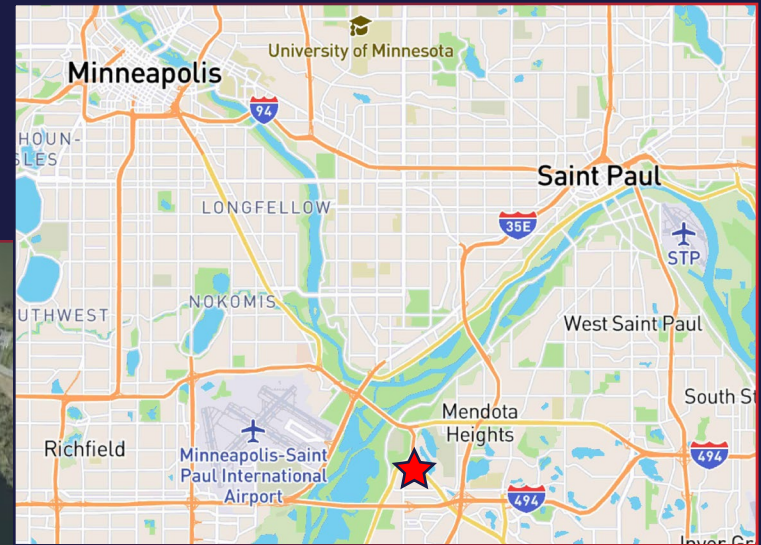
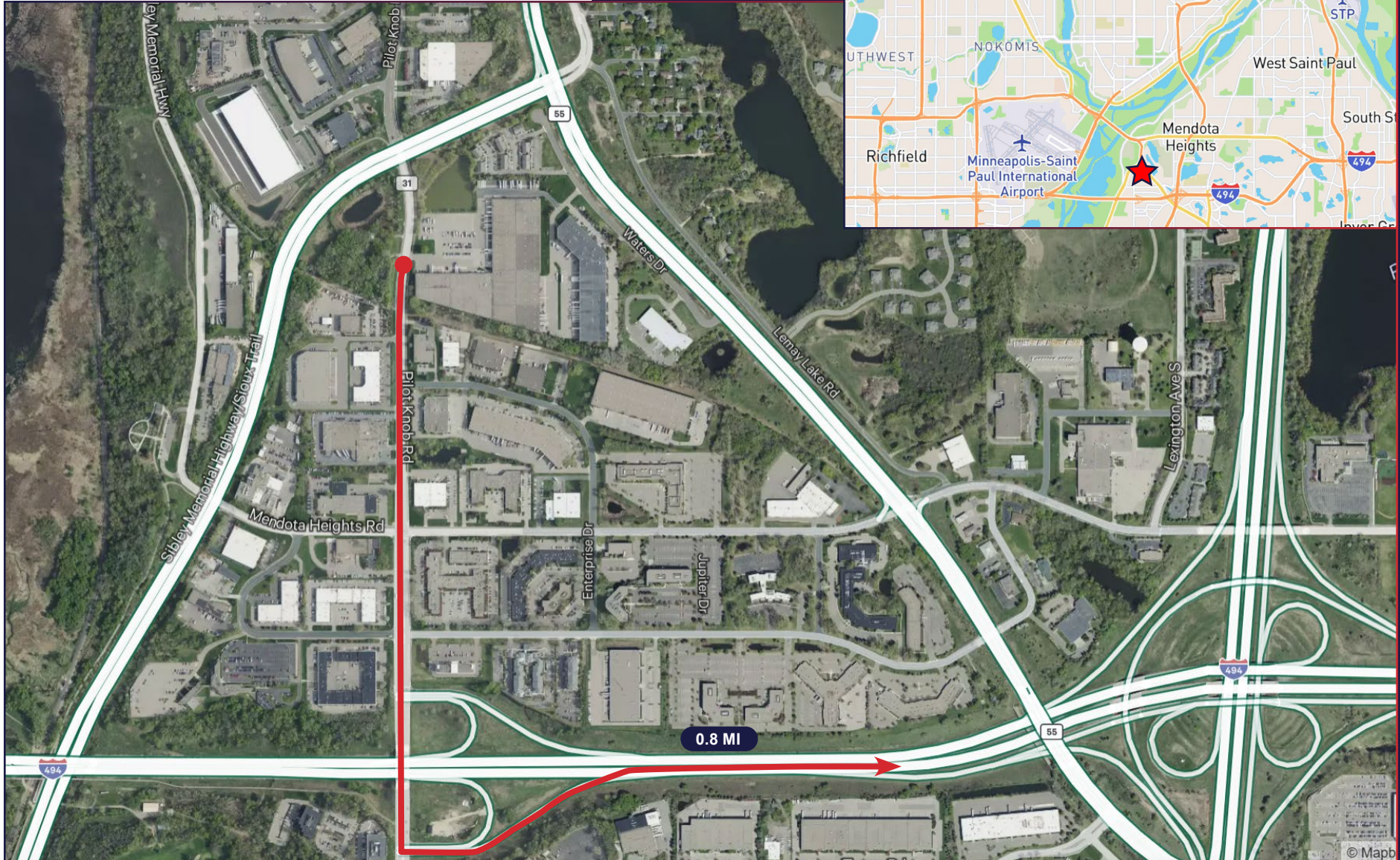
FLOOR PLAN

Building



LOCATION

ACCESS TO I-494



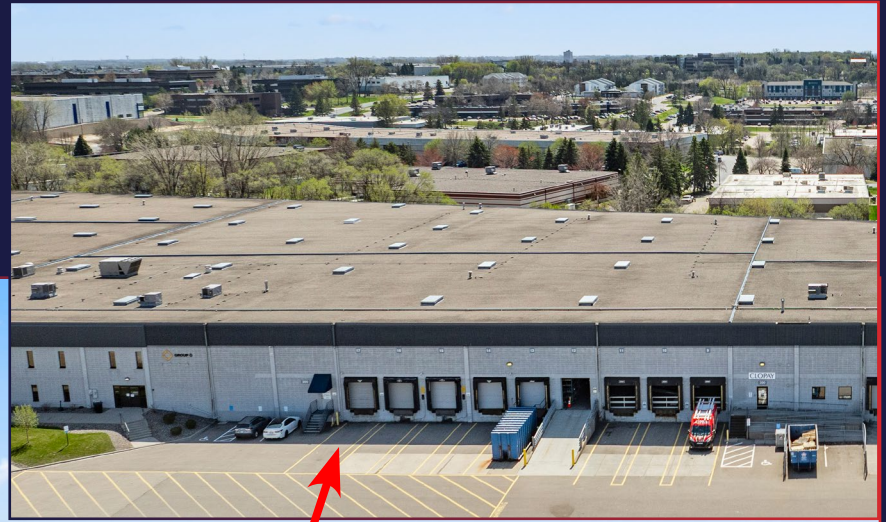
LOCATION

ACCESS TO MN-13 & MN-55



LOADING

Suite B





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PILOT KNOB DISTRIBUTION CENTER

64,215 SF
SPACE FOR LEASE

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CBRE

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