

Mendota Heights | MN 55120  
1315 Mendota Heights Road



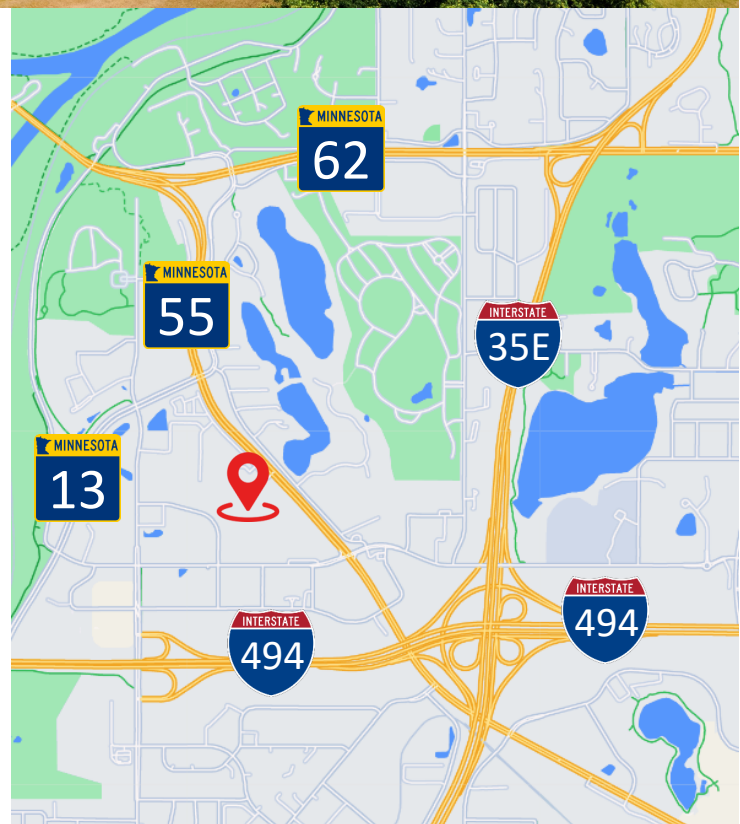
For Sale



**\$ 8,000,000**

## PROPERTY HIGHLIGHTS

- 70,000 SF single-level building, built in 2005
- Parking ratio of 7/1,000 square feet (550 stalls)
- Dock loading (1), 12.5 clear height
- 3,000 amps of 480 power and 1,600 amps of 208 stepped down power available, (Xcel indicates more power is available)
- Entire building is HVAC serviced
- All interior demoed-vanilla shell condition
- Sprinklered
- 4 groups of bathrooms
- Established business park environment near high-growth professional and technical labor force base
- Excellent access and visibility off I-494 and Pilot Knob Road located minutes from MSP International Airport



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



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**ASKING PRICE**

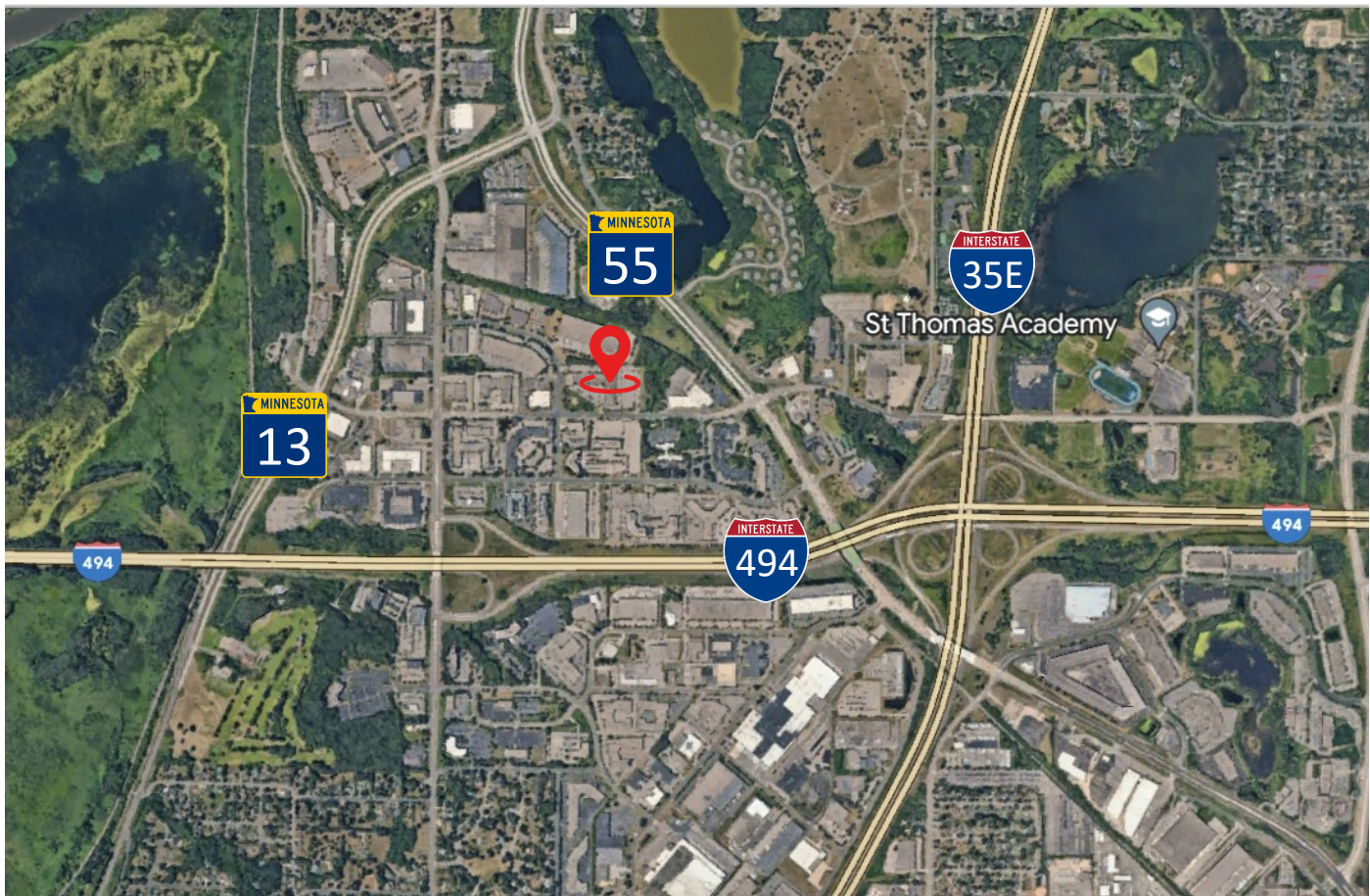
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**SIZE**

Building: 70,000 SF  
Land: 440,949 SF or  
10.123 Acres

**ZONED**

I Industrial District



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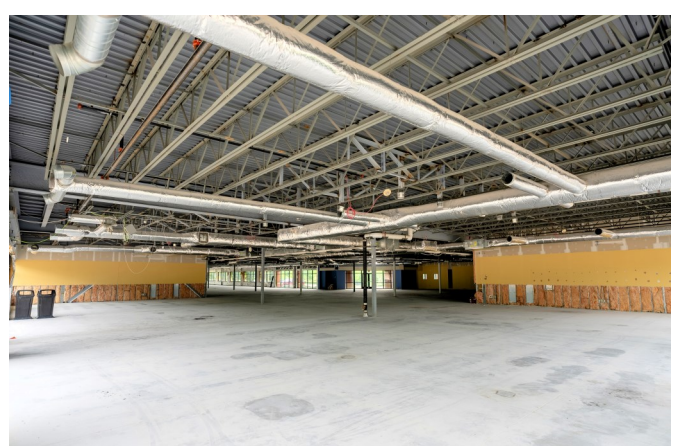
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