

Mendota Heights | MN 55120
1315 Mendota Heights Road



REDEVELOPMENT SITE

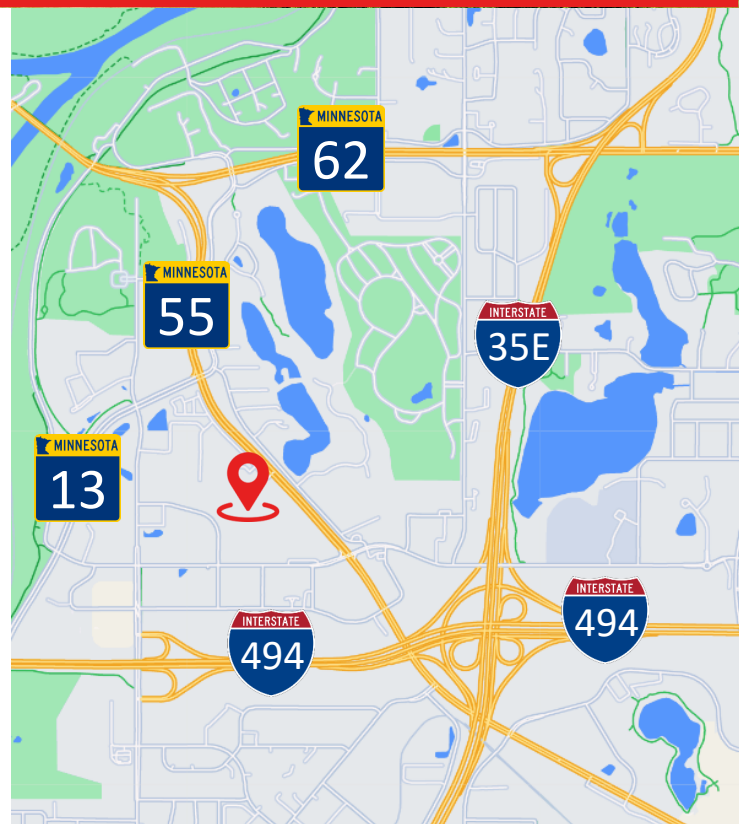
SOLD



Sold @ \$5,500,000 to Cobalt Blue Business Center

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



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