

**PILOT KNOB  
BUSINESS CENTER**

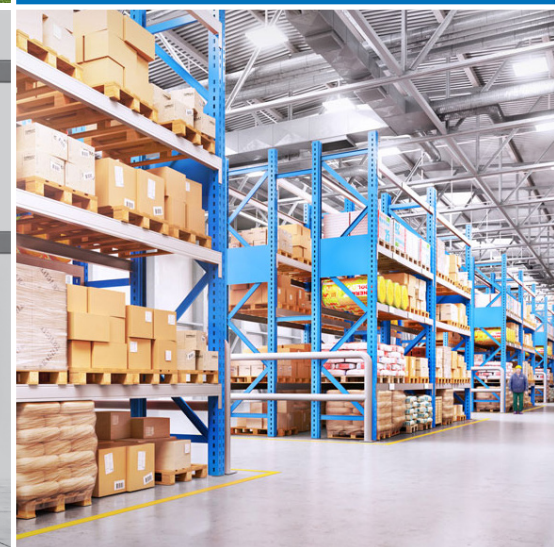
2393 PILOT KNOB ROAD | MENDOTA HEIGHTS, MN



**NEW**  
CONSTRUCTION



**EXCELLENT**  
LOCATION



**22,157**  
AVAILABLE SF

# PROPERTY SPECIFICATIONS

## Building Information

Pilot Knob Business Center enjoys prominent visibility from Highway 13 and easy access to Interstate 494, Interstate 35E, Highway 13 and Highway 55 that connect it to all points of the Minneapolis/St. Paul metropolitan area. Nearby amenities include hotels, restaurants and shopping which add to the appeal of the location.

## Property Summary

- **County:** Dakota
- **Zoning:** I - Industrial
- **Site Size:** 4.95 Acres
- **Total Available:** 54,741 SF
- **Electrical:** 800 amps, 480 volt, 3 phase
- **Sprinklers:** ESFR
- **Column Spacing:** 50' x 50' with a 60' speed bay
- **Lighting:** LED with motion sensors
- **Parking:** 104 Stalls
- **Truck Court:** 120' with 10' dolly strip
- **Clear Height:** 28'
- **Loading:** Six (6) 9' x 10' doors with mechanical levelers, bumpers and seals (expandable)  
Two (2) 12' x 14' automated drive-in doors
- **Delivery:** Fall 2021

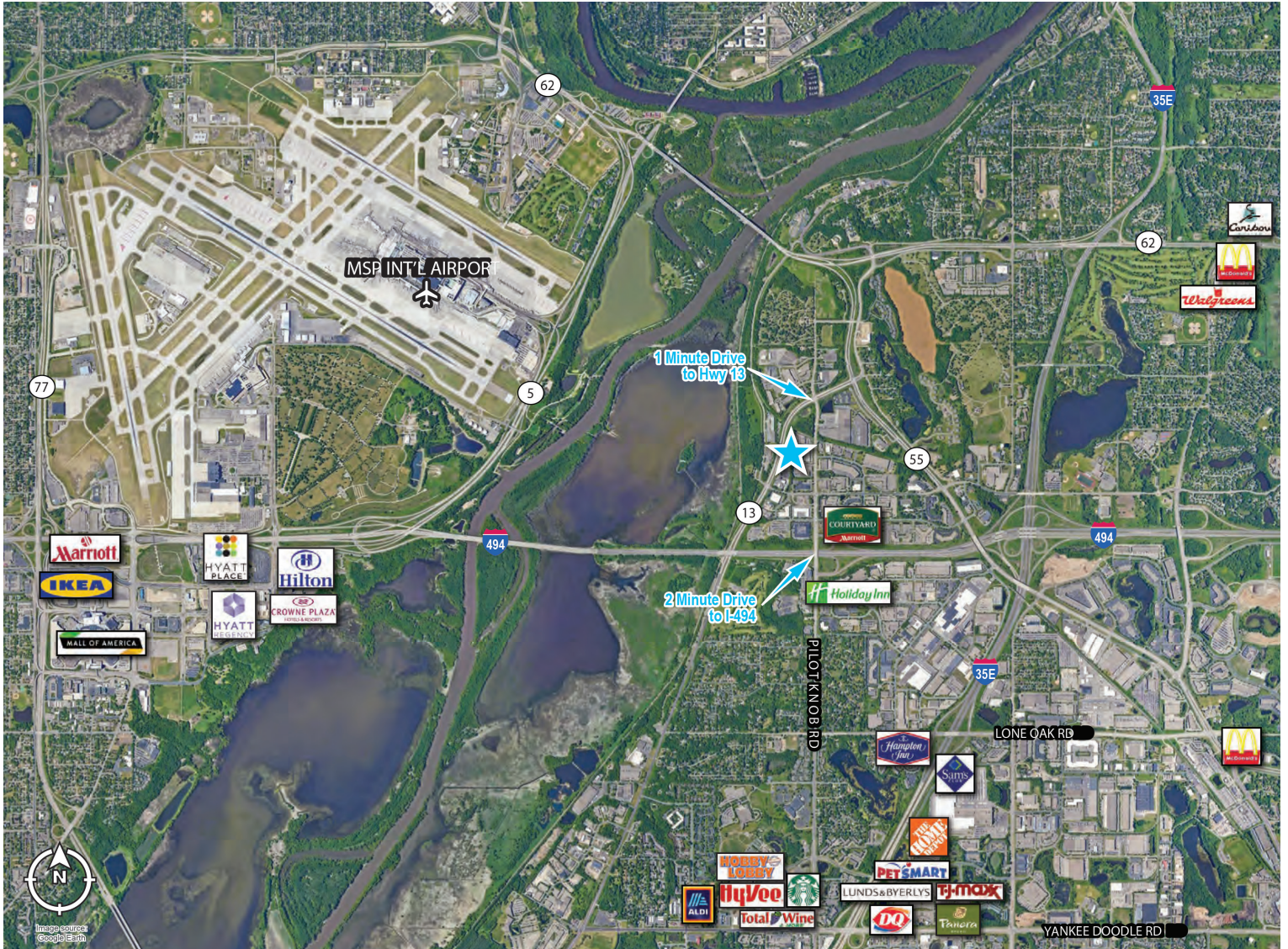
## Rental Rates

- **Lease Rate:** \$6.50 PSF warehouse
- **Office:** BTS
- **Taxes Year One:** \$0.25 PSF
- **Taxes Year Two:** \$1.00 PSF
- **Taxes Year Three:** \$1.75 PSF
- **Est. CAM:** \$0.70 PSF

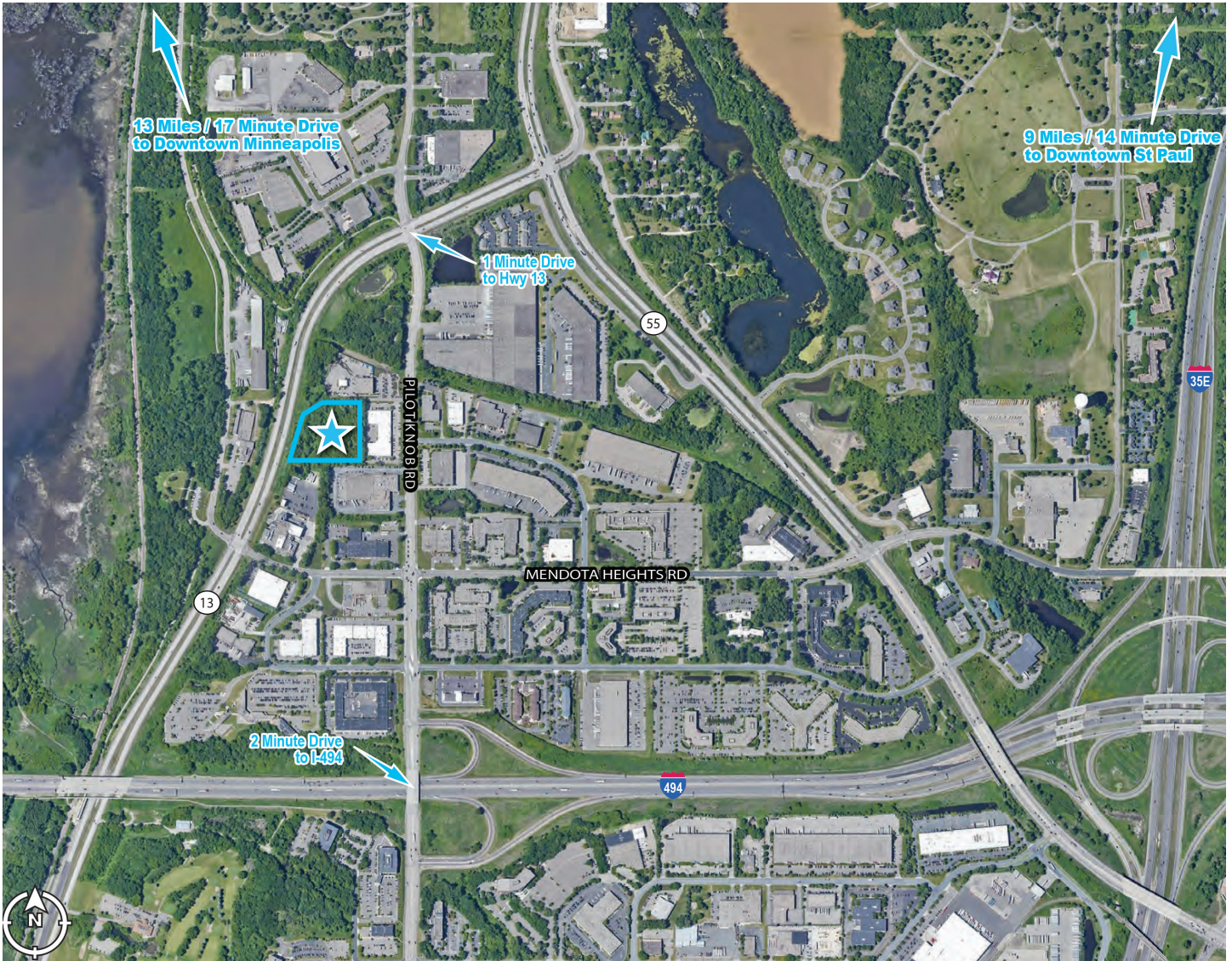
## Availability

- 22,157 SF
- 2 docks (9'x10')
- 1 drive in (BTS)

# NEARBY AMENITIES



# PRIME LOCATION PILOT KNOB ROAD & I-494



**PROMINENT VISIBILITY**  
ALONG HIGHWAY 13

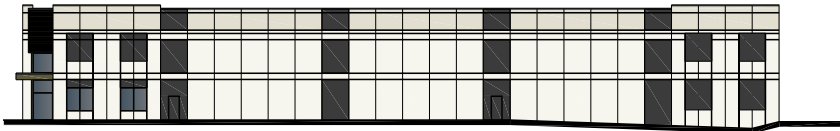
# SITE PLAN



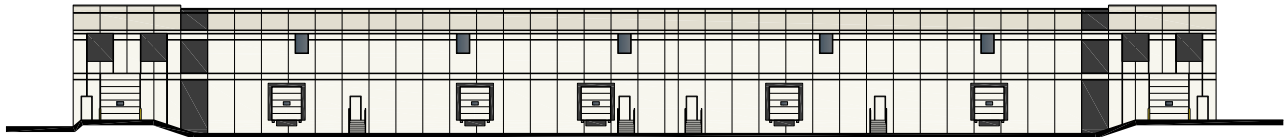
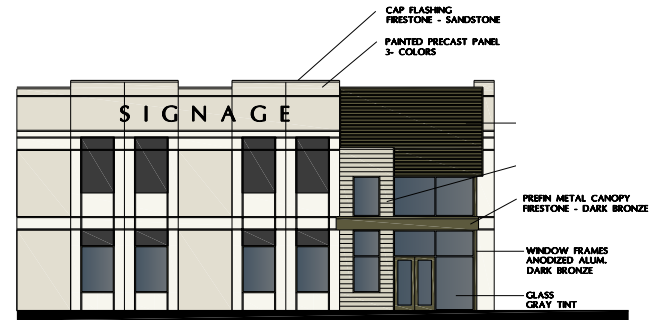
# BUILDING ELEVATION



WEST ELEVATION



SOUTH ELEVATION

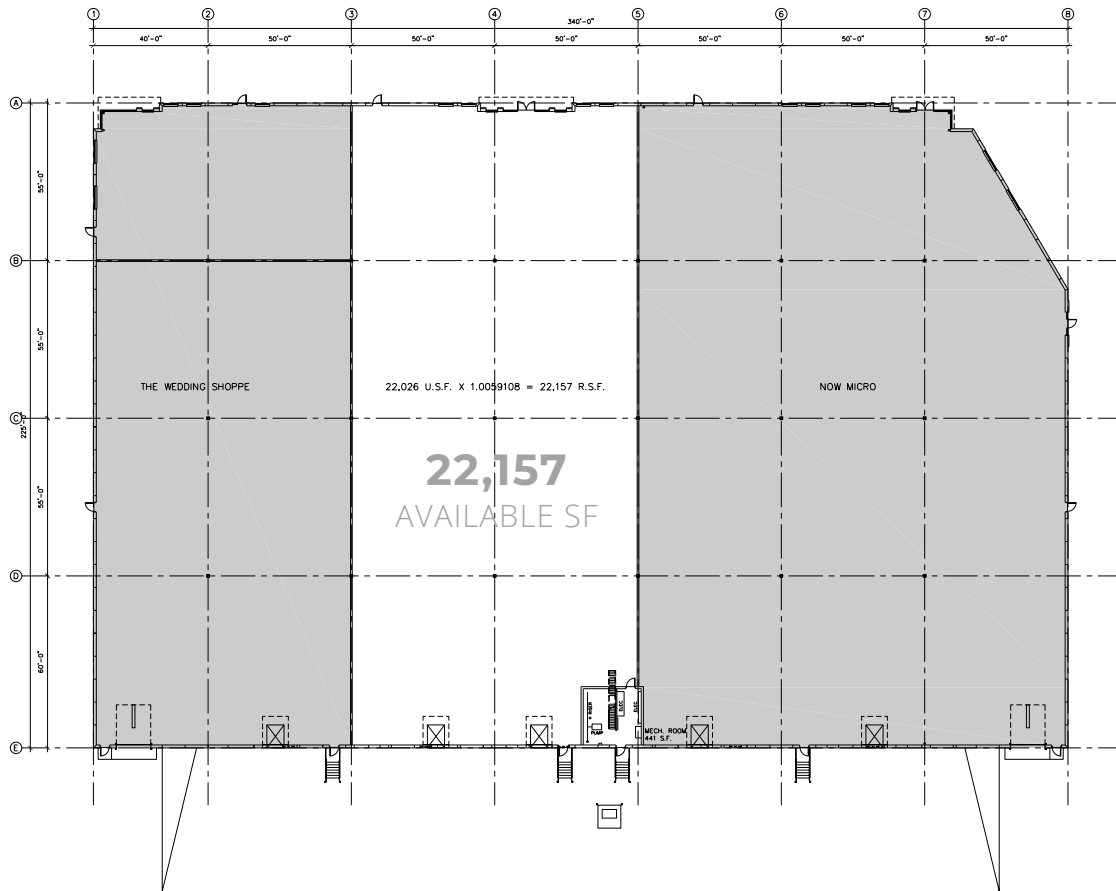


EAST ELEVATION



NORTH ELEVATION

# FLOORPLAN



**22,157**  
AVAILABLE SF

3

2





**TRANSWESTERN**

REAL ESTATE  
SERVICES

# THINKING BEYOND THE OBVIOUS

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