

FOR LEASE
14,000 SF AVAILABLE



1450 NORTHLAND DR
MENDOTA HEIGHTS, MN

PROPERTY INFORMATION

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KRIS SMELTZER
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- CLOSE PROXIMITY TO LOCAL AMENITIES
- EASY ACCESS TO HWY 13
- FLEXIBLE LOADING OPTIONS

Address 1450 Northland Drive
Mendota Heights, MN 55121

Building Size 25,621 SF

Space Available 4,000 SF Office
10,000 SF Warehouse
14,000 SF Total

PID 27-36450-01-021

Acres 2.55 Acres

Available Loading 3 docks
1 drive-in

Year Built 1978

Clear Height 18'

Sprinklered 100%

Zoning I, Industrial

2025 Est. Tax/CAM \$2.67 PSF Tax
\$1.50 PSF CAM
\$4.17 PSF Total



FLOOR PLAN

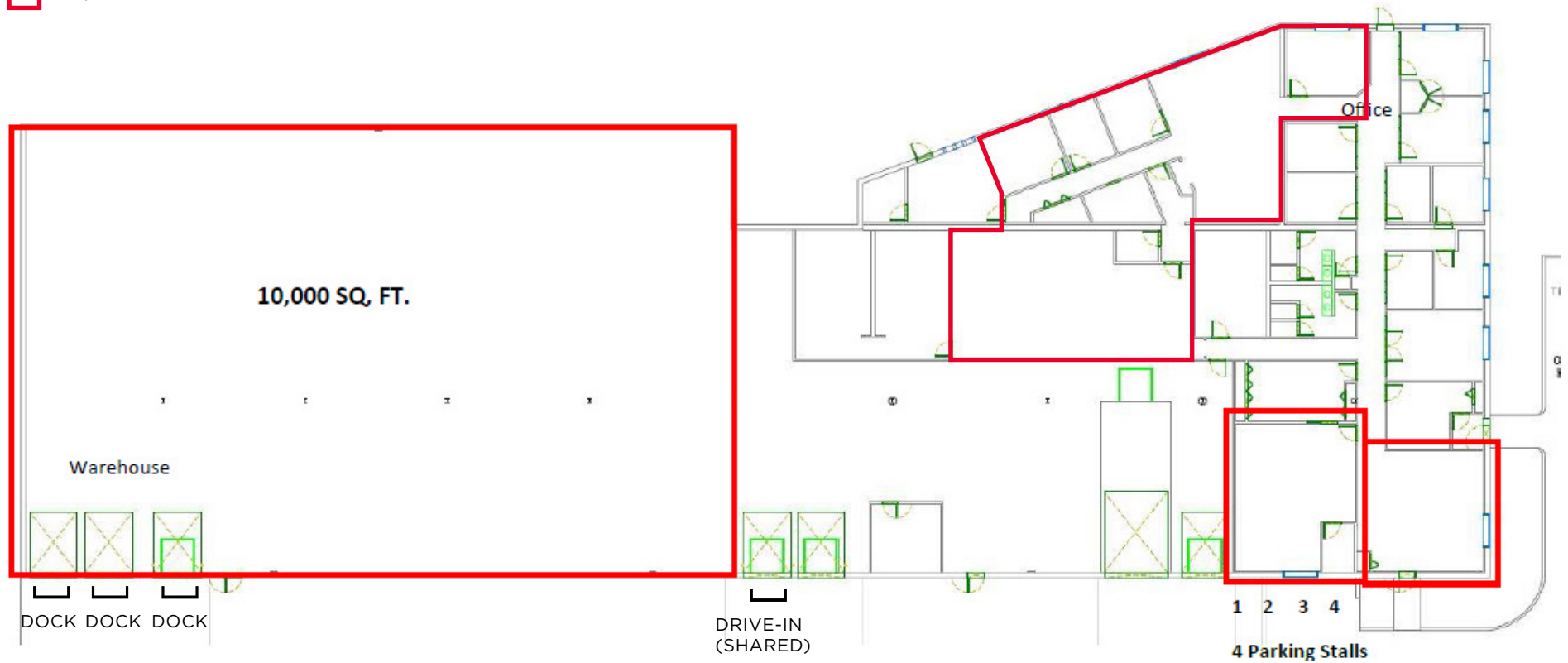
Space Available

4,000 SF Office

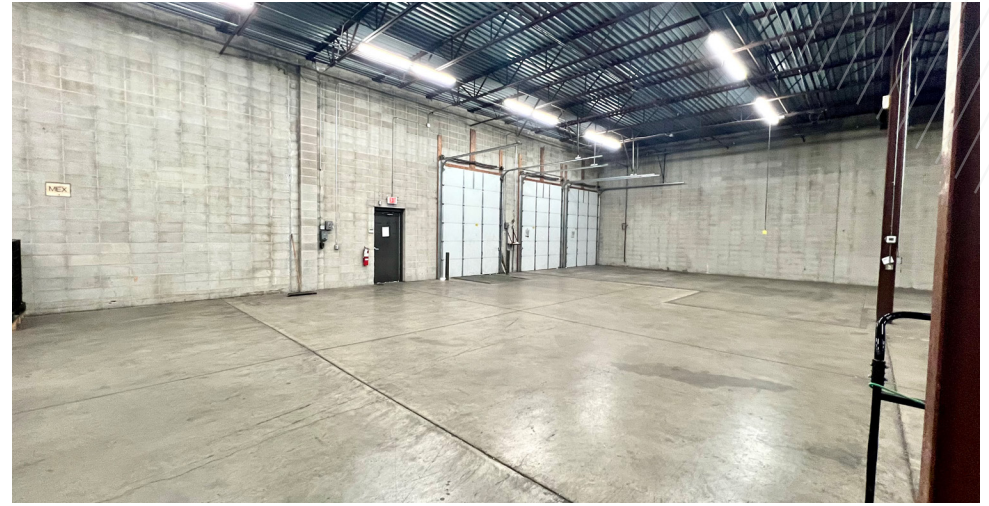
10,000 SF Warehouse

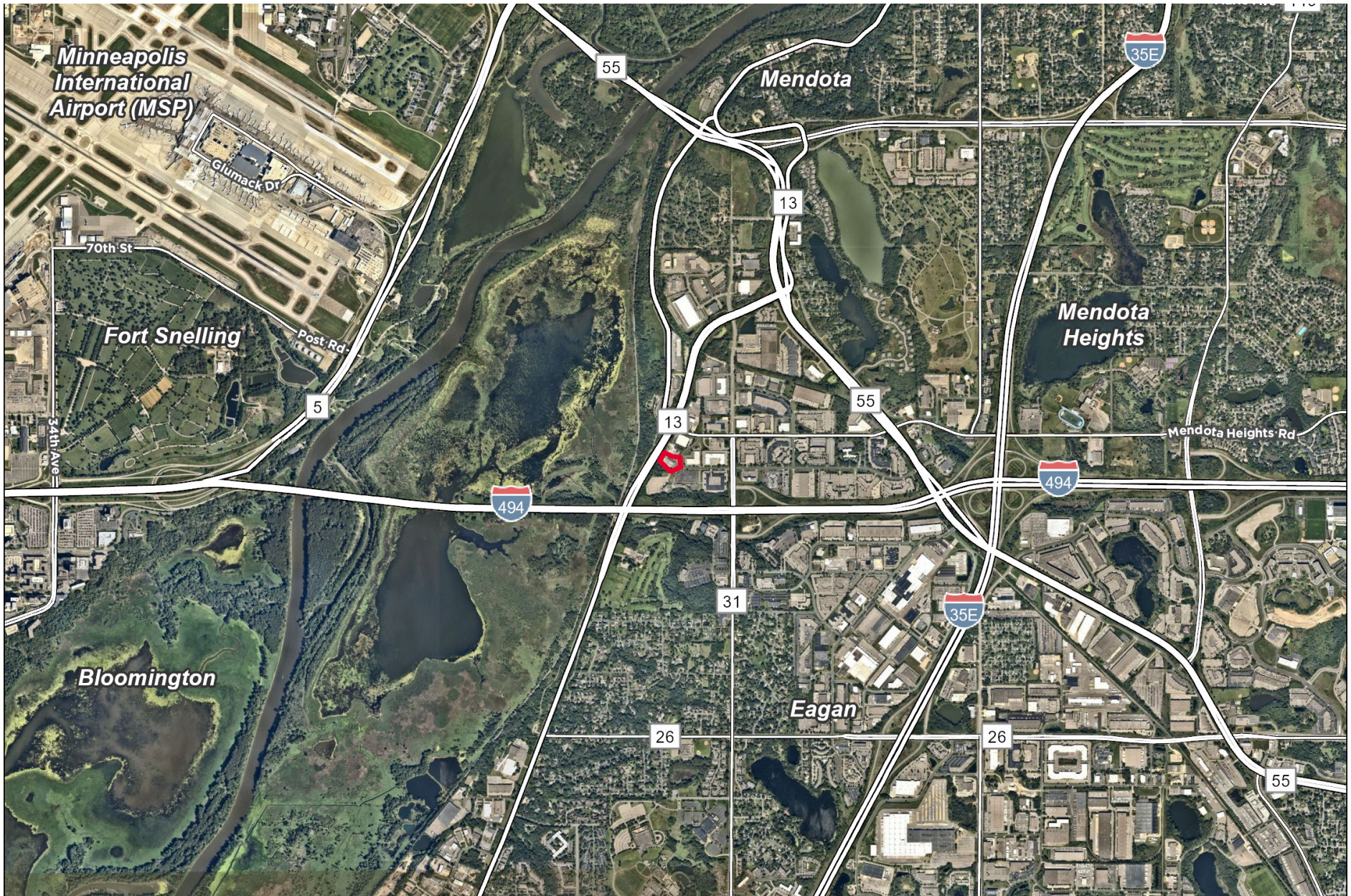
14,000 SF Total

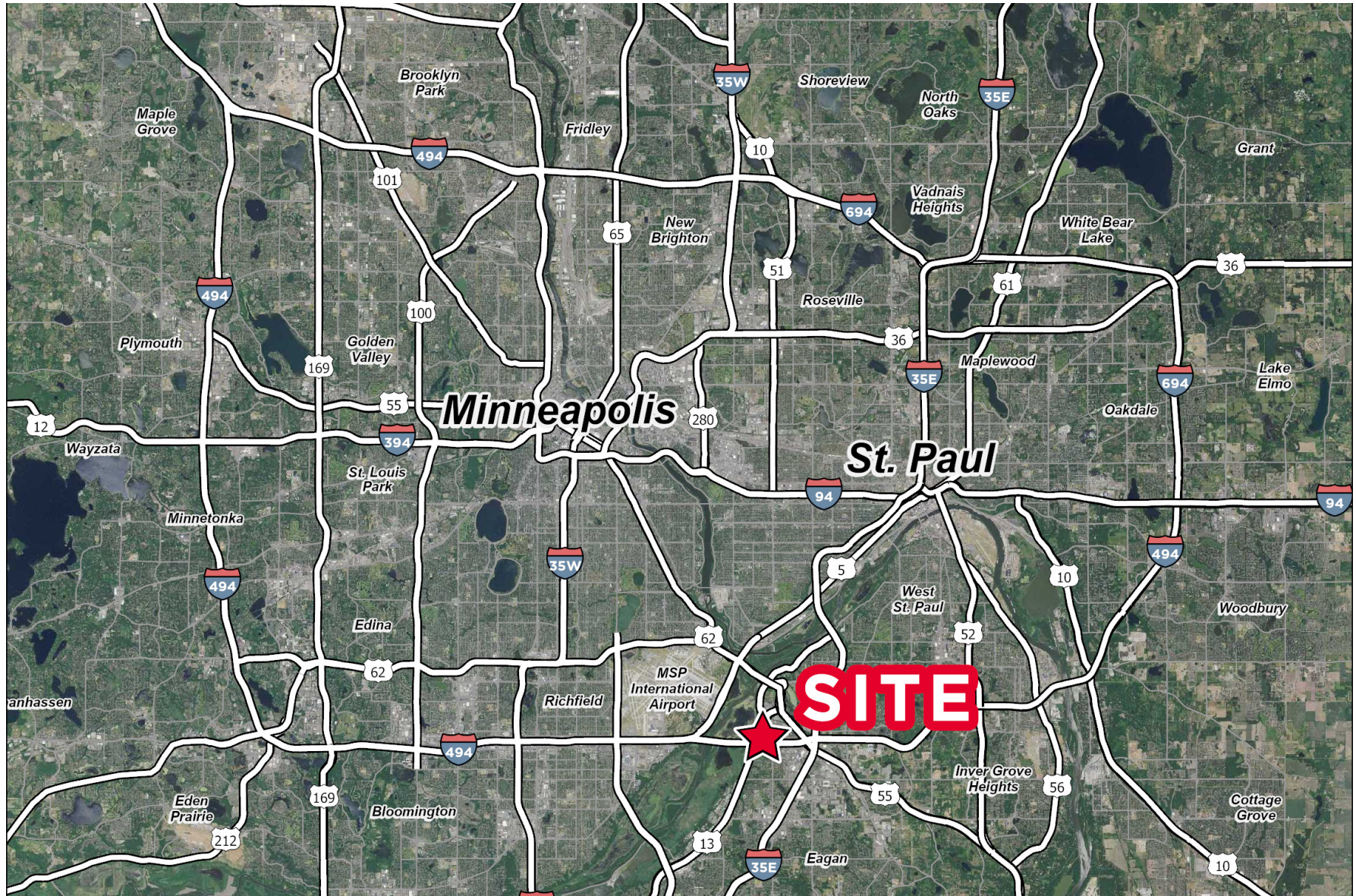
 = Space Available



PROPERTY PHOTOS







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