



AVAILABLE FOR LEASE

MSP BUSINESS CENTER

1408 NORTHLAND DRIVE, MENDOTA HEIGHTS

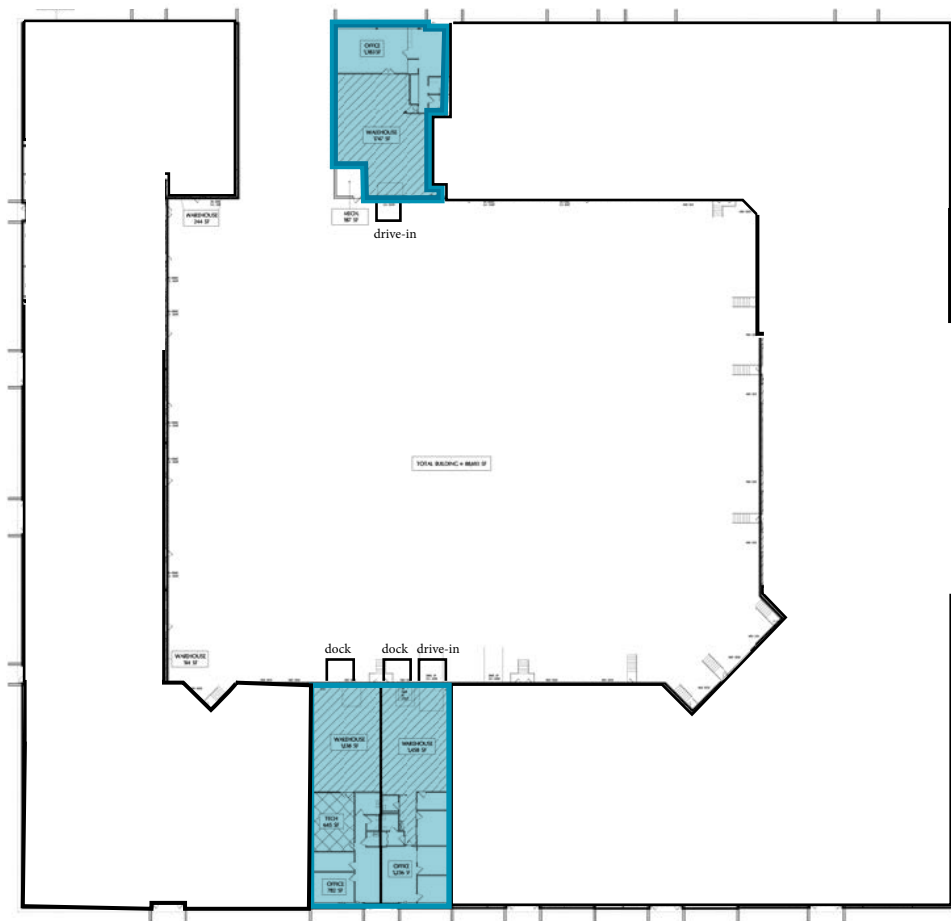
MSP BUSINESS CENTER



SITE PLAN / FLOOR PLAN

Suite 103

Office: 1,183 SF
Whse: 1,754 SF
Total: 2,937 SF
1 drive-in door



Suite 308

5,479 SF

PROPERTY FEATURES

Building Size:	88,514 SF
Site Area:	7.64 acres
Clear Height:	14'
Parking:	2.57/1,000 SF
Year Built:	1984
Lease Rate:	Negotiable
2025 Tax & CAM:	\$5.32 psf

MSP BUSINESS CENTER



AERIAL MAP



MSP BUSINESS CENTER



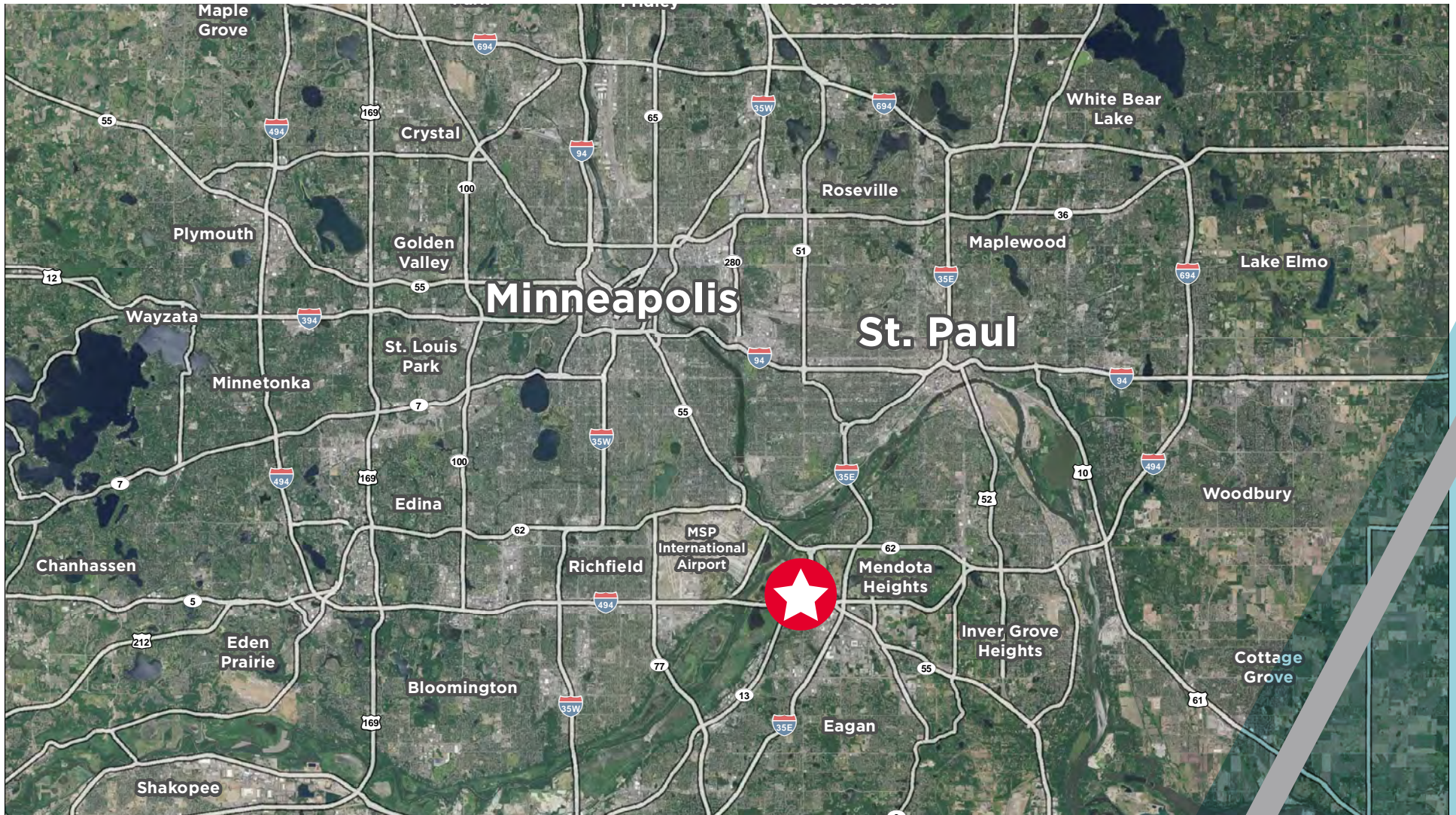
PROPERTY PHOTOS



MSP BUSINESS CENTER



AERIAL MAP





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