

PILOT KNOB BUSINESS CENTER

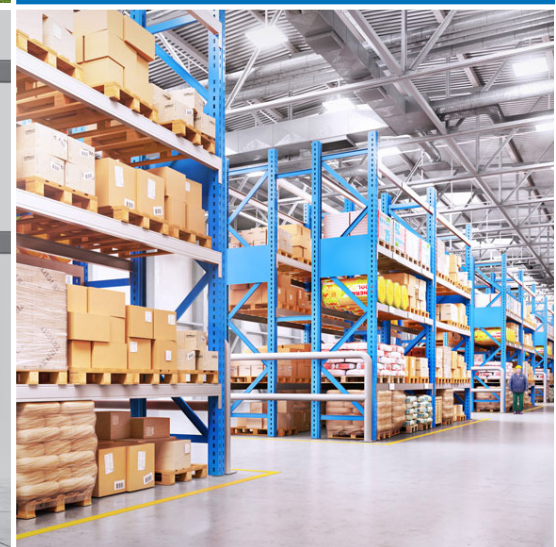
2939 PILOT KNOB ROAD | MENDOTA HEIGHTS, MN



NEW
CONSTRUCTION



EXCELLENT
LOCATION



75,000
TOTAL 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.

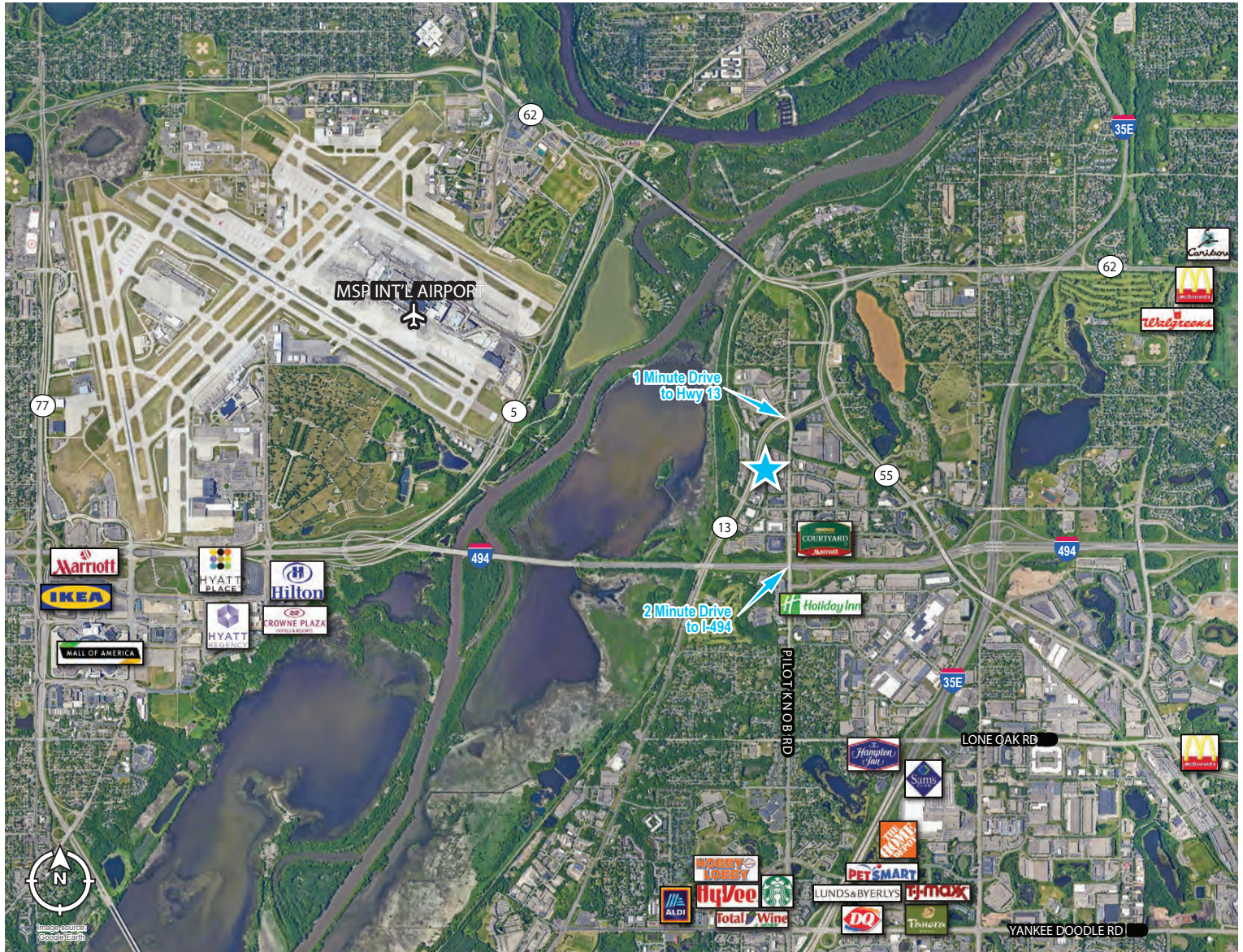
Property Summary

- **County:** Dakota
- **Zoning:** I - Industrial
- **Site Size:** 4.95 Acres
- **Minimum Divisible:** 25,000 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:** 82 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

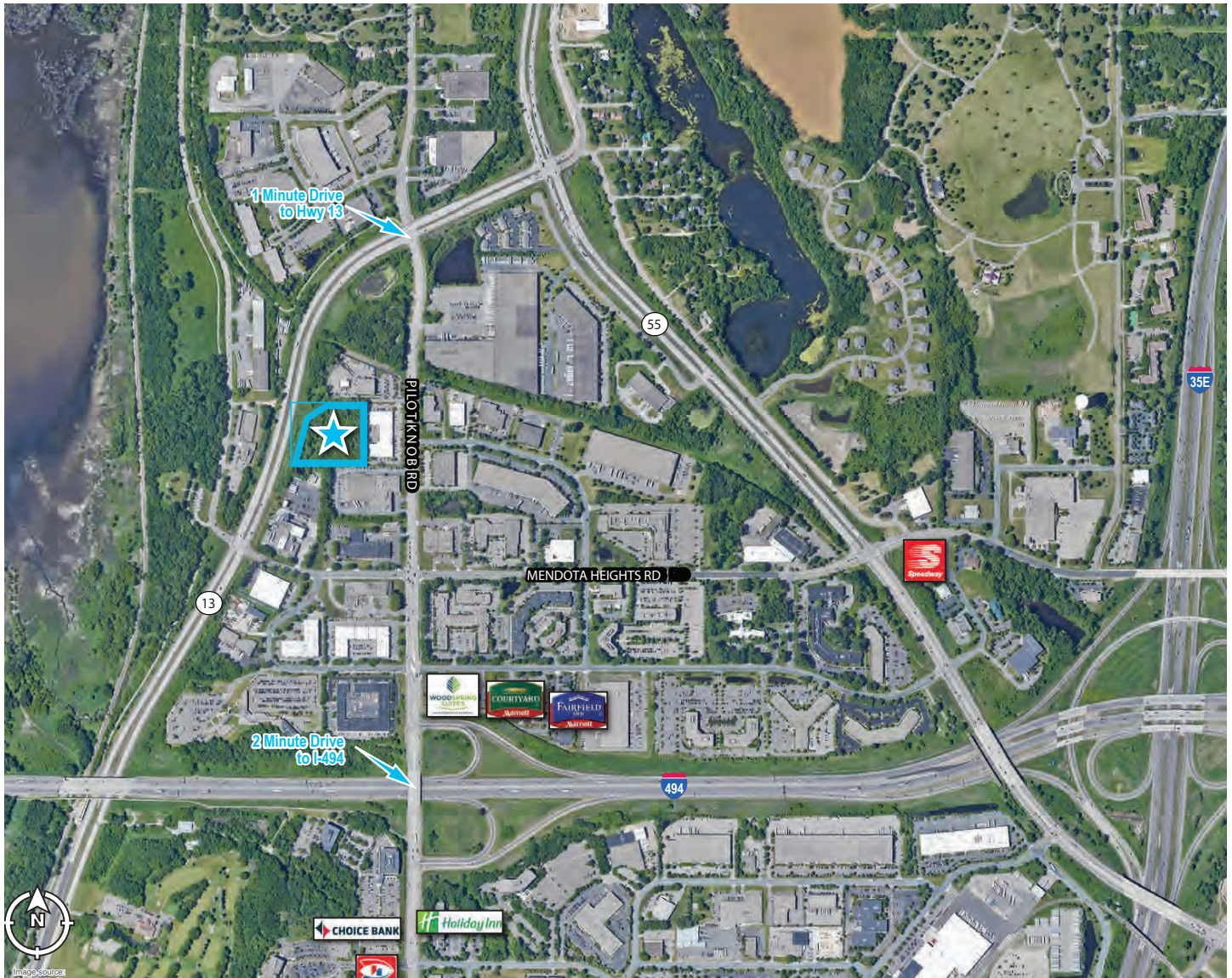
Rental Rates

- **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

NEARBY AMENITIES



PRIME LOCATION PILOT KNOB ROAD & I-494



PROMINENT VISIBILITY
ALONG HIGHWAY 13

SITE PLAN



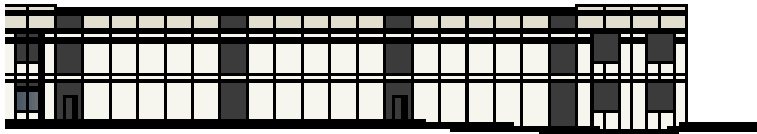
75,000 SF



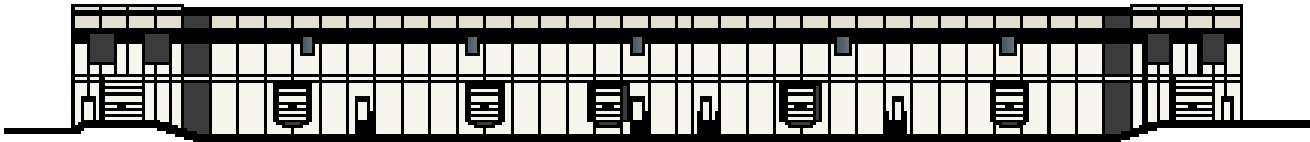
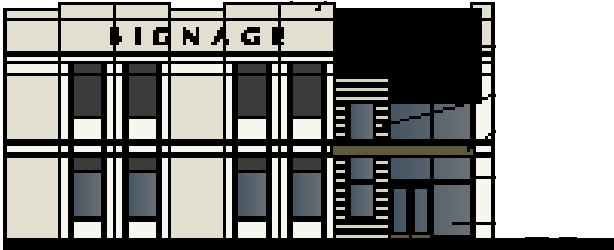
BUILDING ELEVATION



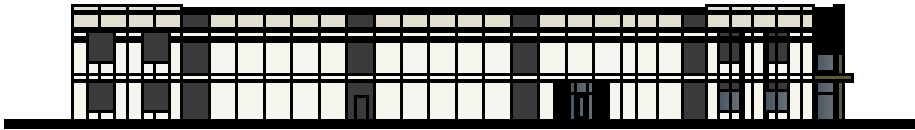
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



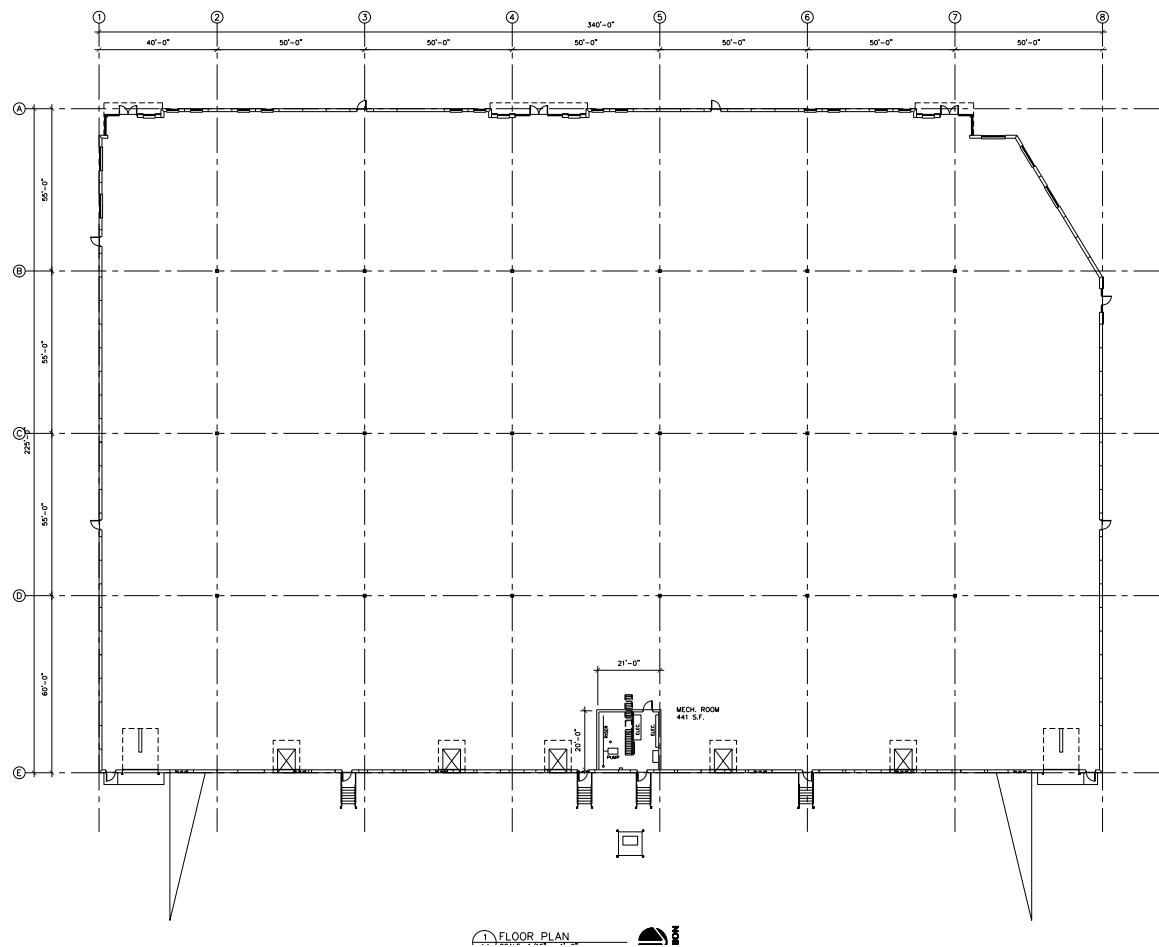
WEST ELEVATION



75,000 SF



FLOORPLAN



75,000 SF





TRANSWESTERN

REAL ESTATE
SERVICES

THINKING BEYOND THE OBVIOUS

ALEX BARON

612.359.1658
alex.baron@transwestern.com

NATE ERICKSON

612.359.1657
nate.erickson@transwestern.com