



**Vacancy Prep Recently Completed!**

# Enterprise Industrial Center for lease

2444 Enterprise Dr, Mendota Heights, MN

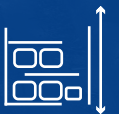
Enterprise Industrial Center is an ideal bulk warehouse/distribution opportunity in Mendota Heights with immediate access to major highways & freeways, including MN-55, I-494, and I-35E.

SF Available

43,000 -  
137,000



Bulk warehouse/  
distribution  
space



24' clear height



Abundant dock  
doors



Great access to MN-  
55, I-494, and I-35E

**Steve Nilsson CCIM, SIOR**

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**Matt Newell**

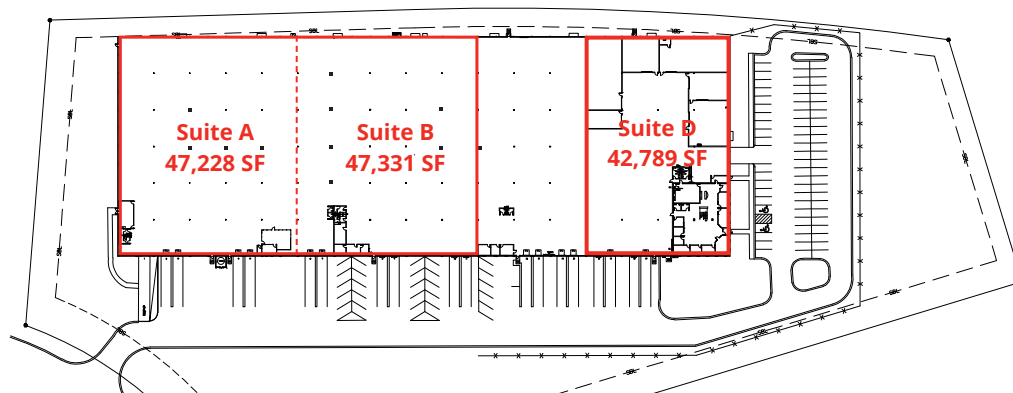
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# Property Highlights

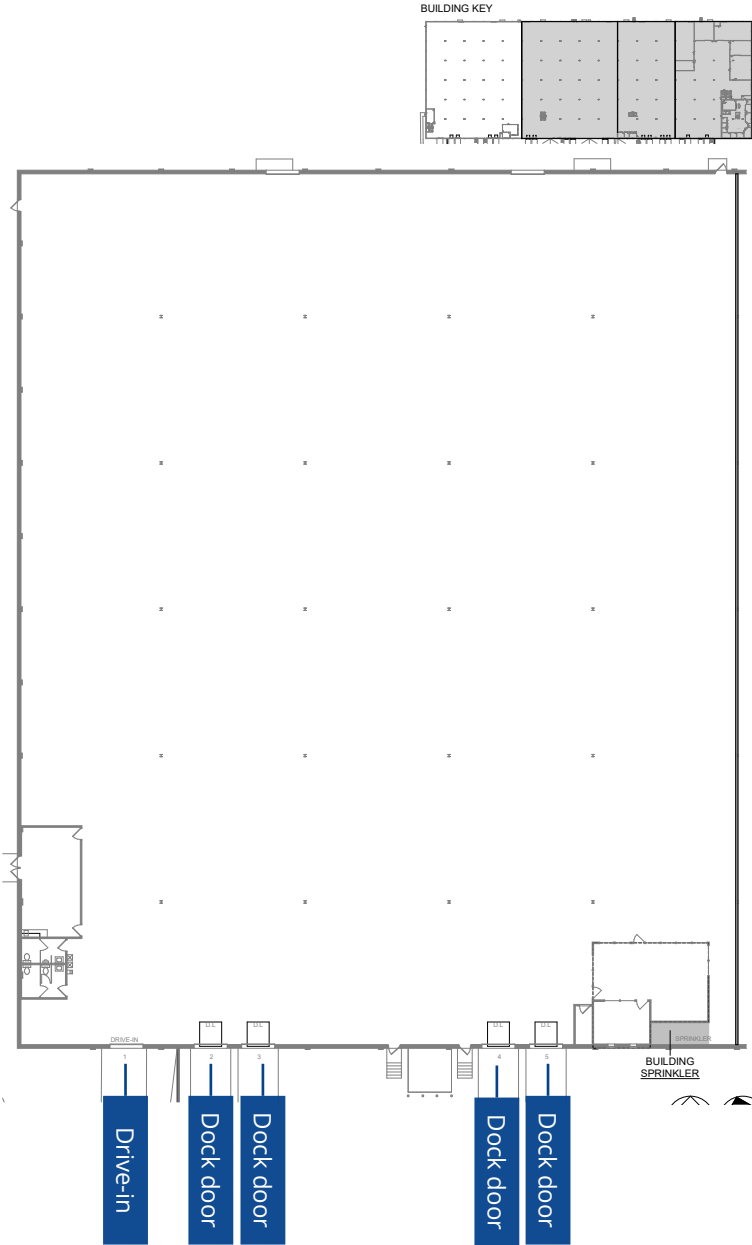
|                          |                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>           | 2444 Enterprise Dr, Mendota Heights, MN                                                                                                                                                                                                                                     |
| <b>Building SF</b>       | 165,755 SF                                                                                                                                                                                                                                                                  |
| <b>Clear Height</b>      | 24'                                                                                                                                                                                                                                                                         |
| <b>Column Spacing</b>    | 40' x 39'                                                                                                                                                                                                                                                                   |
| <b>Parking</b>           | Ample surface stalls                                                                                                                                                                                                                                                        |
| <b>Power</b>             | Suite A: 300 amps, 480 volt, 3 phase<br>Suite B: 200 amps, 480 volt, 3 phase<br>Suite D: 480 volt, 3 phase                                                                                                                                                                  |
| <b>Available</b>         | 43,000 – 137,000 SF Total <ul style="list-style-type: none"><li>• Divisible to 43,000 SF</li><li>• 13 dock doors, 3 drive-ins</li></ul>                                                                                                                                     |
| <b>Divisible Options</b> | <b>Suite A: 47,228 SF Total</b> <ul style="list-style-type: none"><li>• 1,551 SF Office</li><li>• 4 docks, 1 drive-in</li><li>• Corner suite</li><li>• Racking available</li></ul>                                                                                          |
|                          | <b>Suite B: 47,331 SF Total</b> <ul style="list-style-type: none"><li>• 100% Warehouse</li><li>• 5 docks, 1 drive-in</li><li>• New LED updates/paint throughout space</li></ul>                                                                                             |
|                          | <b>Suite D: 42,789 SF</b> <ul style="list-style-type: none"><li>• 10,624 SF Office Total (incl. 5,175 SF 2nd Floor Office)<br/>32,174 SF warehouse</li><li>• 4 docks, 1 drive-in</li><li>• Corner suite</li><li>• Adjacent to excess parking/outdoor storage area</li></ul> |
|                          |                                                                                                                                                                                                                                                                             |
| <b>Net Lease Rates</b>   | Negotiable                                                                                                                                                                                                                                                                  |
| <b>CAM/Tax (2026)</b>    | \$3.31 PSF                                                                                                                                                                                                                                                                  |

## Site Plan



# Floor Plan

## Suite A



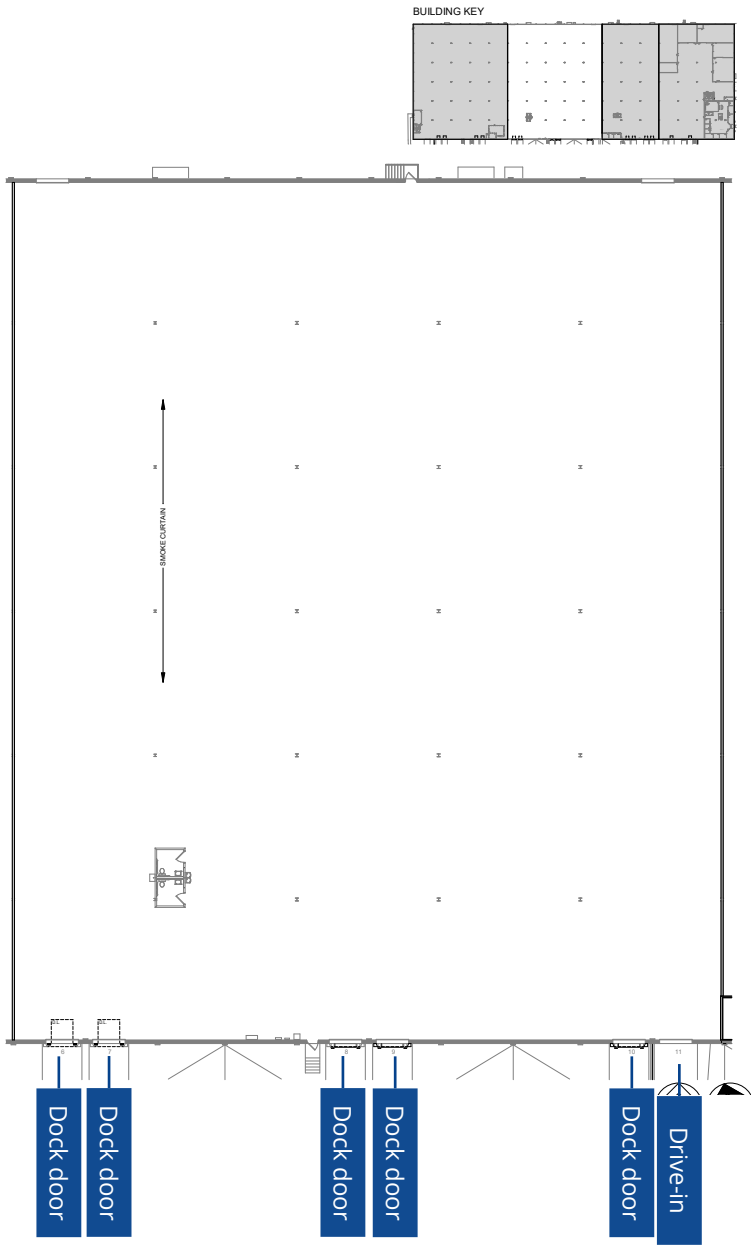
Space Available Immediately

47,228 SF Total

- 4 docks
- 1 drive-in

# Floor Plan

## Suite B



Space Available Immediately

47,331 SF Total

- 5 docks
- 1 drive-in



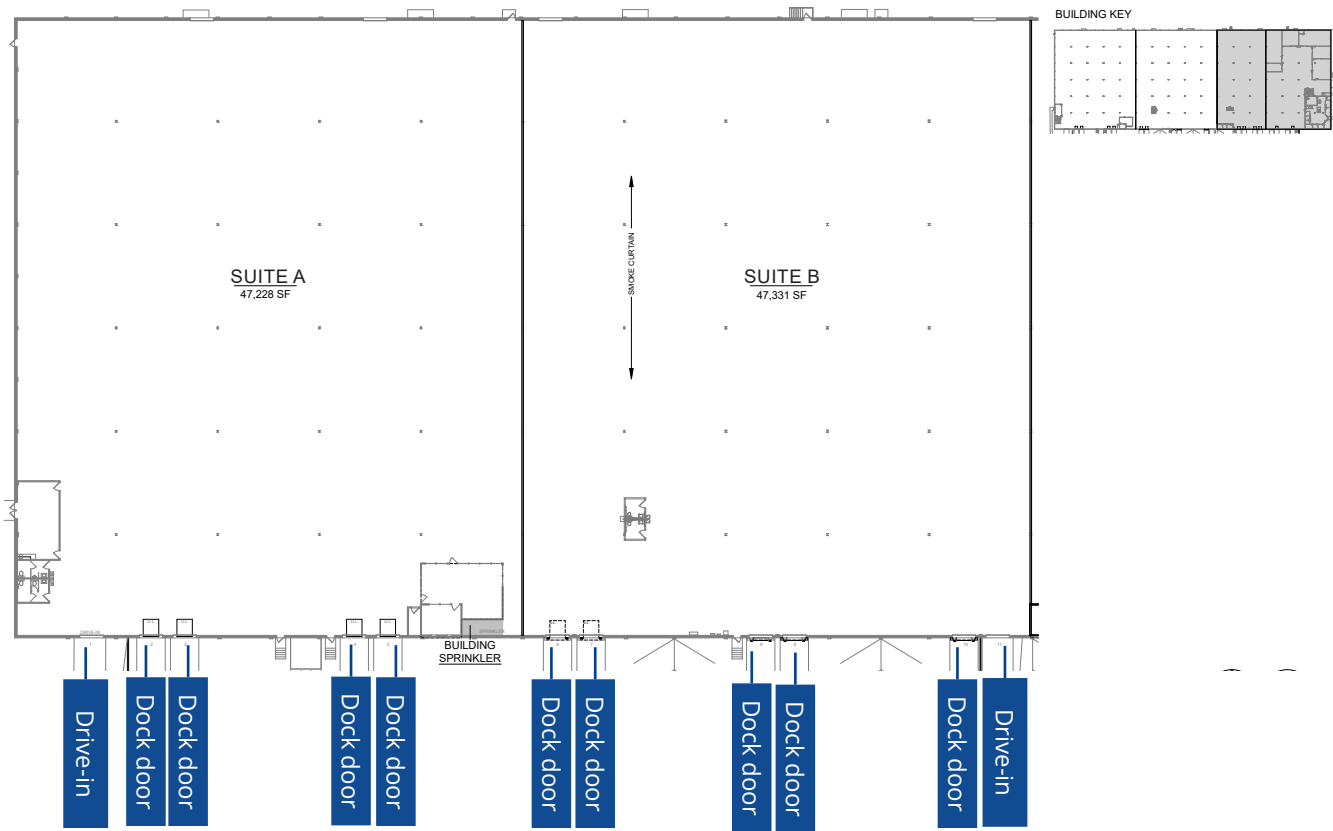
# Floor Plan

## Suites A-B

Space Available Immediately

94,559 SF Total

- 9 docks
- 2 drive-ins



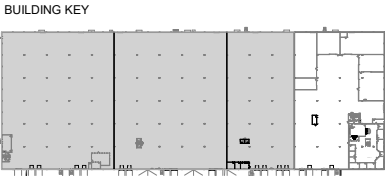
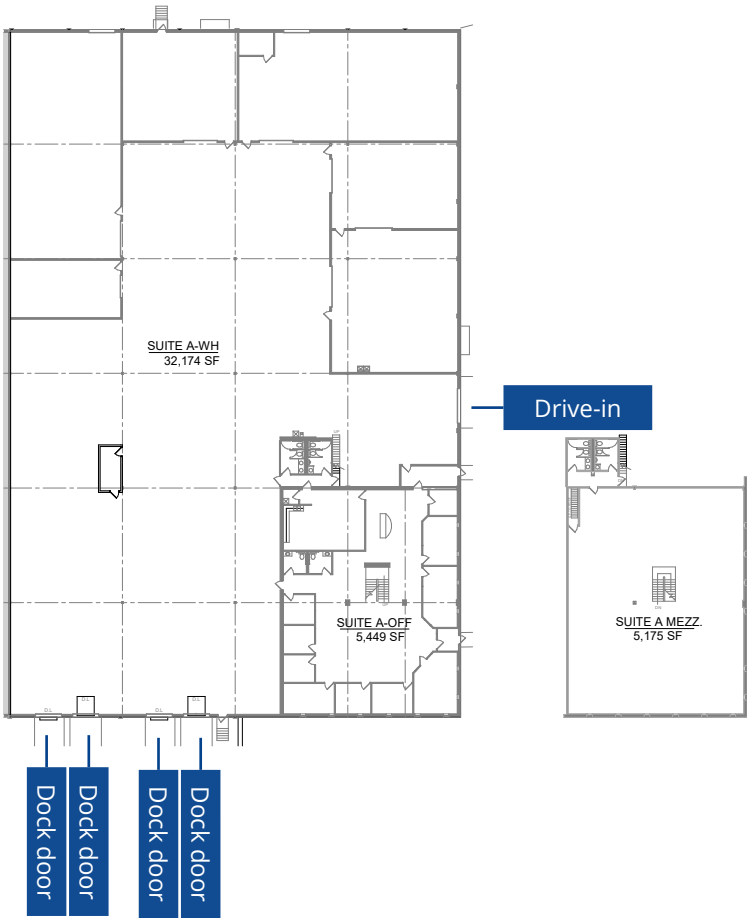
# Floor Plan

## Suite D

Space Available Oct. 1, 2026

42,789 SF Total

- 4 docks
- 1 drive-ins





# Area Amenities







[View listing online](#)

## Enterprise Industrial Center

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