



Enterprise Industrial Center for lease

2444 Enterprise Dr, Mendota Heights, MN

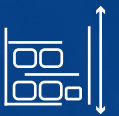
Enterprise Industrial Center is an ideal warehouse/distribution opportunity in Mendota Heights with immediate access to major highways & freeways, including MN-55, I-494, and I-35E.

SF Available

94,559



Warehouse/
distribution
space



24' clear height



Abundant dock
doors



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

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Property Highlights

Address 2444 Enterprise Dr, Mendota Heights, MN

Building SF 165,755 SF

Clear Height 24'

Column Spacing 40' x 39'

Parking Ample surface stalls

Power Suite A: 300 amps, 480 volt, 3 phase
Suite B: 200 amps, 480 volt, 3 phase

Available 94,559 SF Total
• Divisible to 47,000 SF
• 9 dock doors, 2 drive-ins

Divisible Options

Suite A: 47,228 SF Total

- 1,551 SF Office
- 4 docks, 1 drive-in
- Corner suite

Suite B: 47,331 SF Total

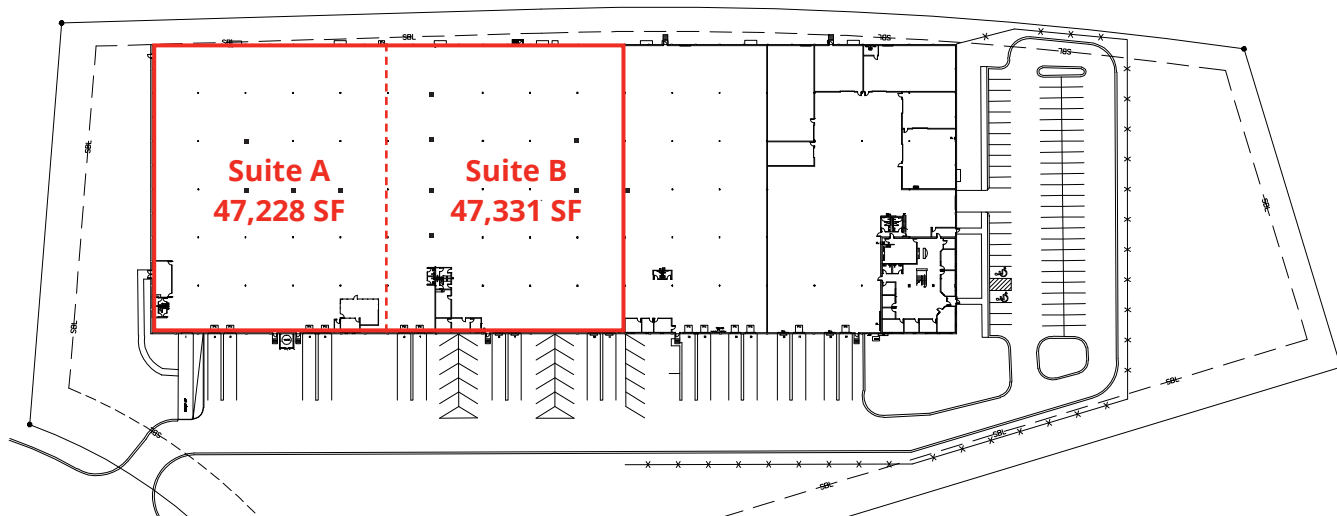
- 100% Warehouse
- 5 docks, 1 drive-in
- New LED updates throughout space

Net Lease Rates Negotiable

CAM/Tax (2025) \$2.81 PSF

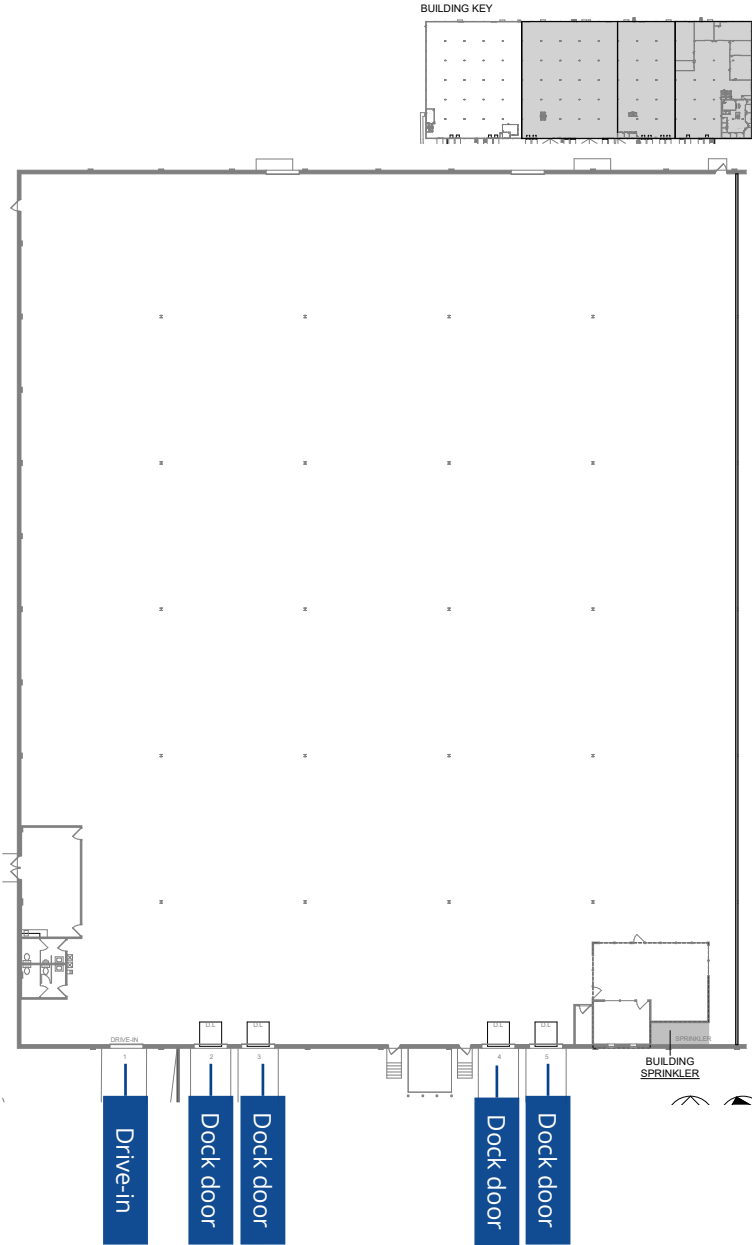


Site Plan



Floor Plan

Suite A



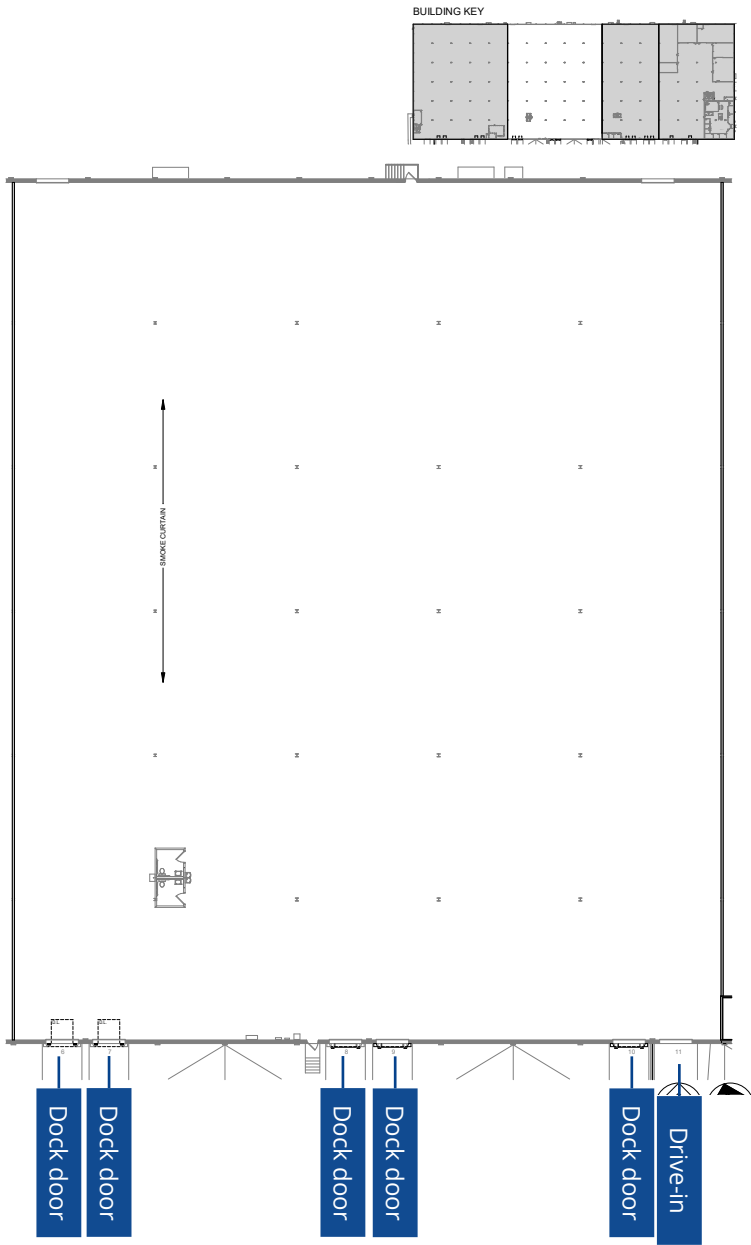
Space Available 4/1/2026

47,228 SF Total

- 4 docks
- 1 drive-in

Floor Plan

Suite B



Space Available 3/1/2026

47,331 SF Total

- 5 docks
- 1 drive-in

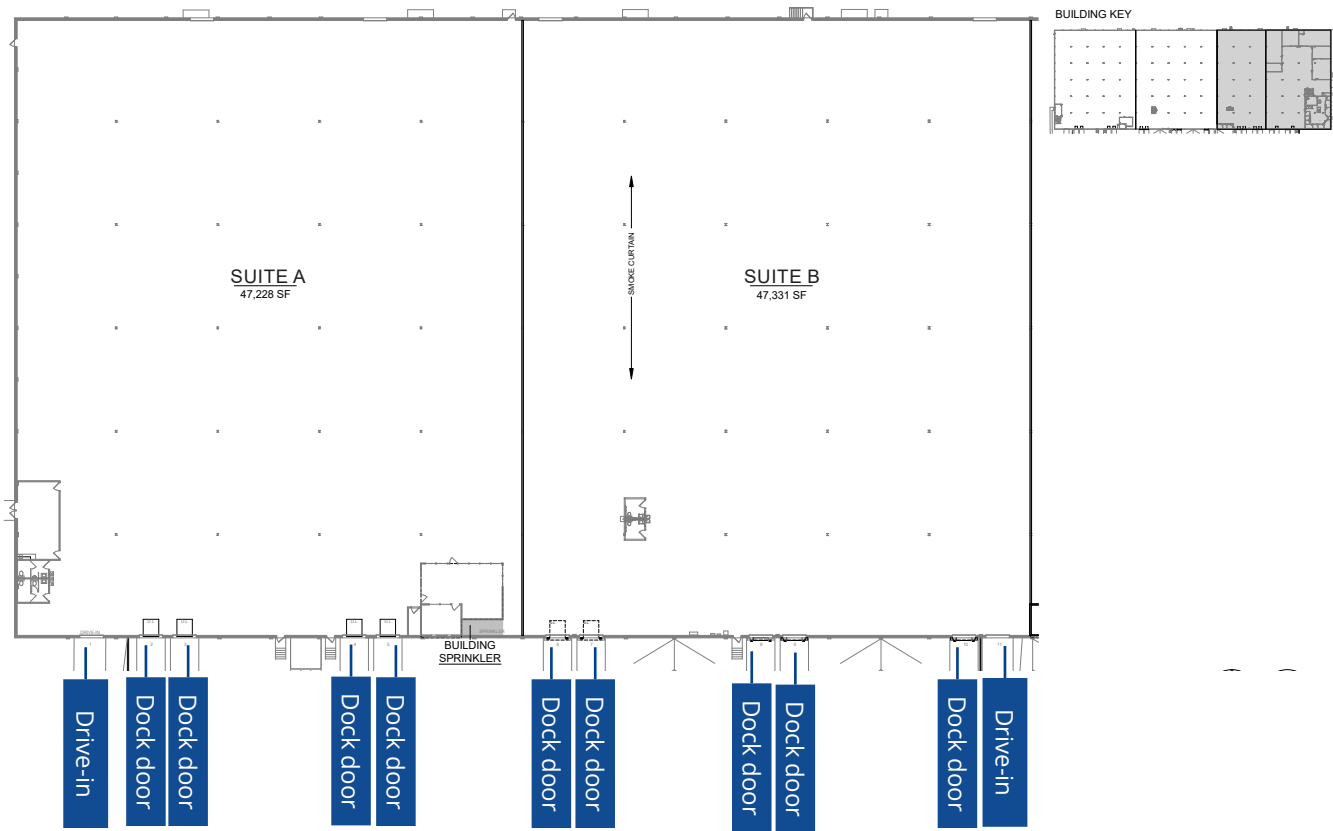
Floor Plan

Suites A-B

Space Available 4/1/2026

94,559 SF Total

- 9 docks
- 2 drive-ins



Area Amenities





[View listing online](#)

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