



Enterprise Industrial Center for lease

2444 Enterprise Dr, Mendota Heights, MN

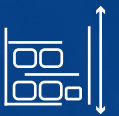
Enterprise Industrial Center is an ideal warehouse/distribution opportunity in Mendota Heights with immediate access to major highways & freeways, including MN-55, I-494, and I-35E.

SF Available

94,559



Warehouse/
distribution
space



24' clear height



Abundant dock
doors



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

Steve Nilsson CCIM, SIOR

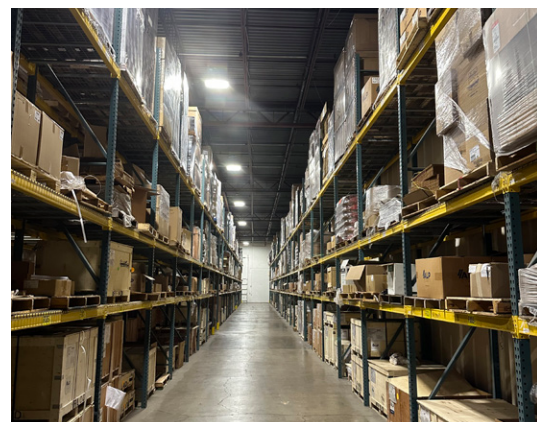
Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Matt Newell

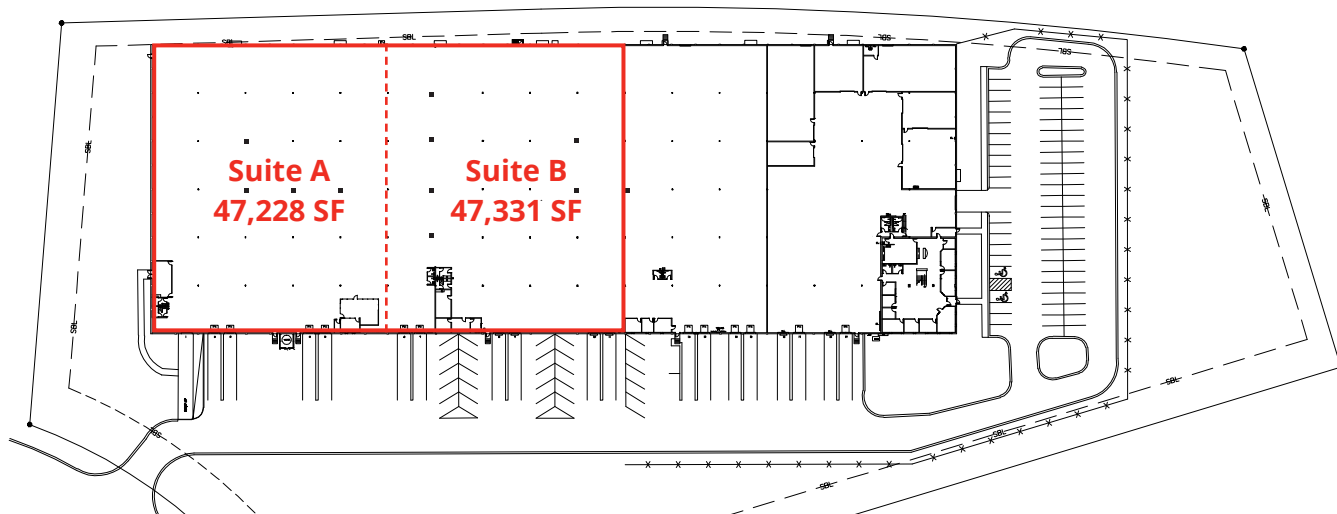
Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

Property Highlights

Address	2444 Enterprise Dr, Mendota Heights, MN
Building SF	165,755 SF
Year Built	1979
Clear Height	24'
Column Spacing	40' x 39'
Parking	Ample surface stalls
Power	800 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 Suite B: 47,331 SF Total • 100% Warehouse • 5 docks, 1 drive-in
Lighting	New LED updates throughout warehouse space
Net Lease Rates	Negotiable
CAM/Tax (2025)	\$2.81 PSF

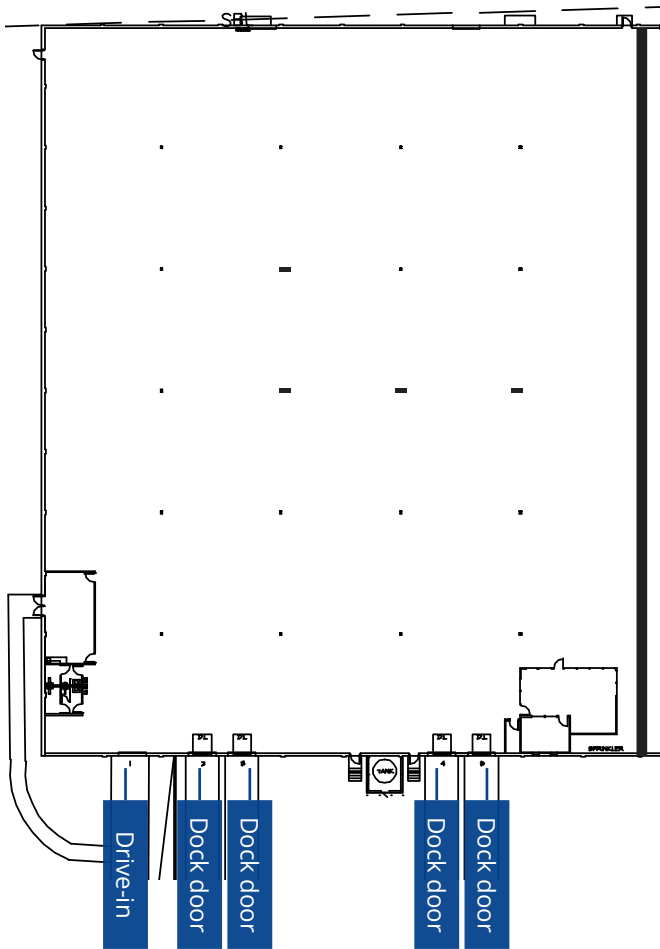


Site Plan



Floor Plan

Suite A



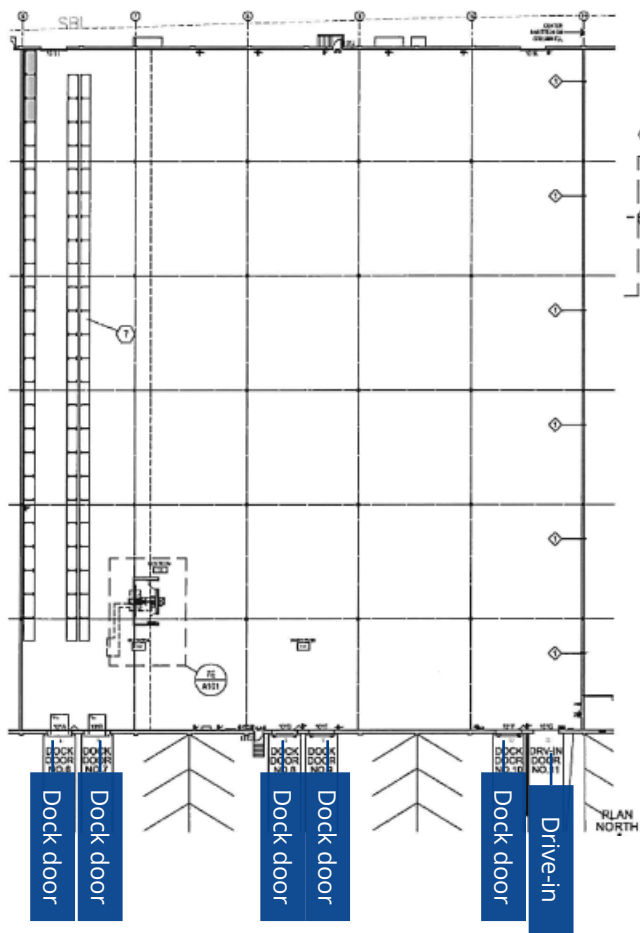
Space Available 4/1/2026

47,228 SF Total

- 4 docks
- 1 drive-in

Floor Plan

Suite B



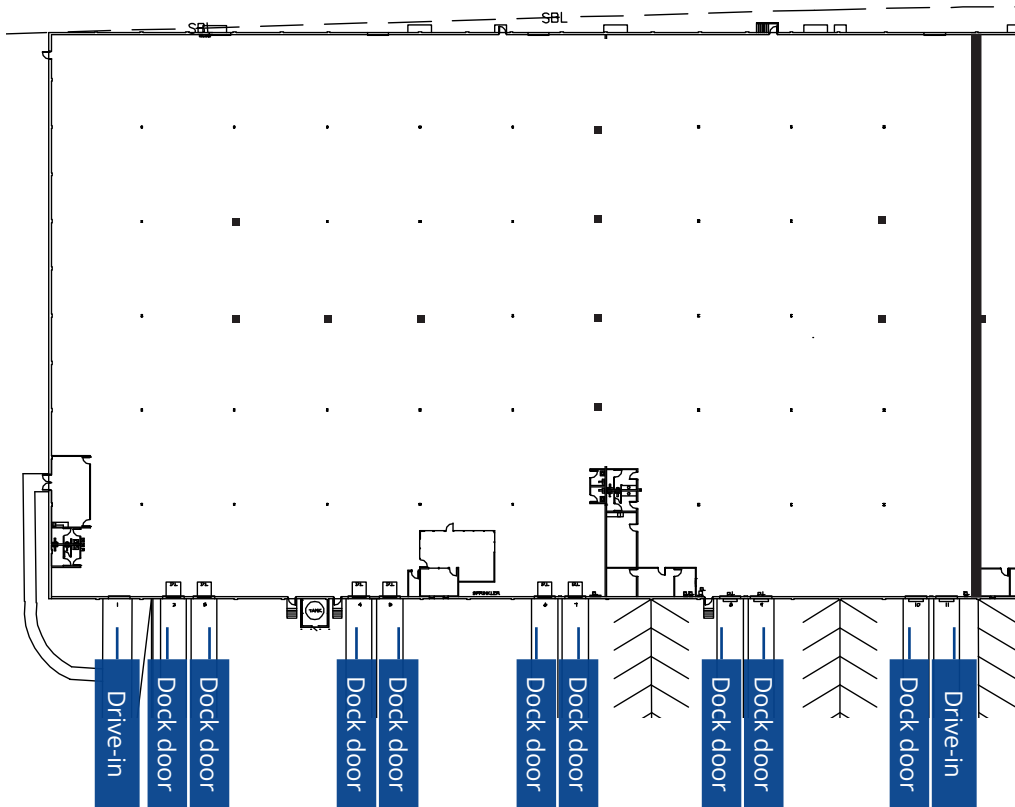
Space Available 3/1/2026

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](#)

Enterprise Industrial Center

Steve Nilsson CCIM, SIOR

Vice President
+1 952 374 5811
steve.nilsson@colliers.com

Matt Newell

Senior Associate
+1 651 356 5074
matthew.newell@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Minneapolis-St. Paul