



Enterprise Industrial Center for lease

2444 Enterprise Dr, Mendota Heights, MN

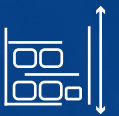
Enterprise Industrial Center is an ideal warehouse/distribution opportunity in Mendota Heights with immediate access to major highways & freeways, including MN-55, I-494, and I-35E.

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

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
- Racking available

Suite B: 47,331 SF Total

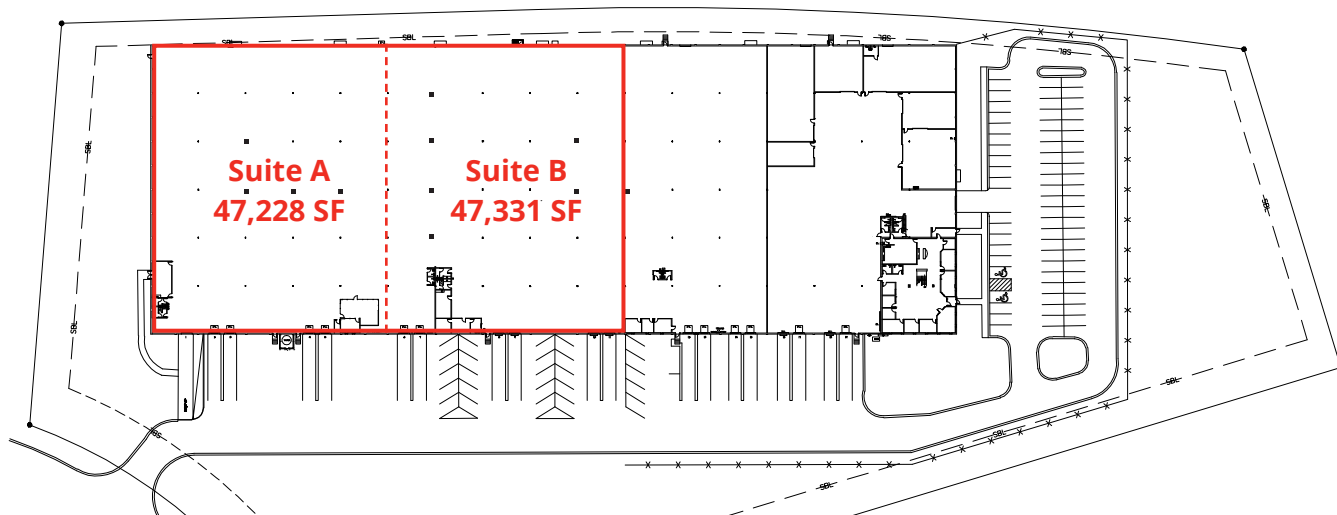
- 100% Warehouse
- 5 docks, 1 drive-in
- New LED updates throughout space

Net Lease Rates Negotiable

CAM/Tax (2026) \$3.31 PSF

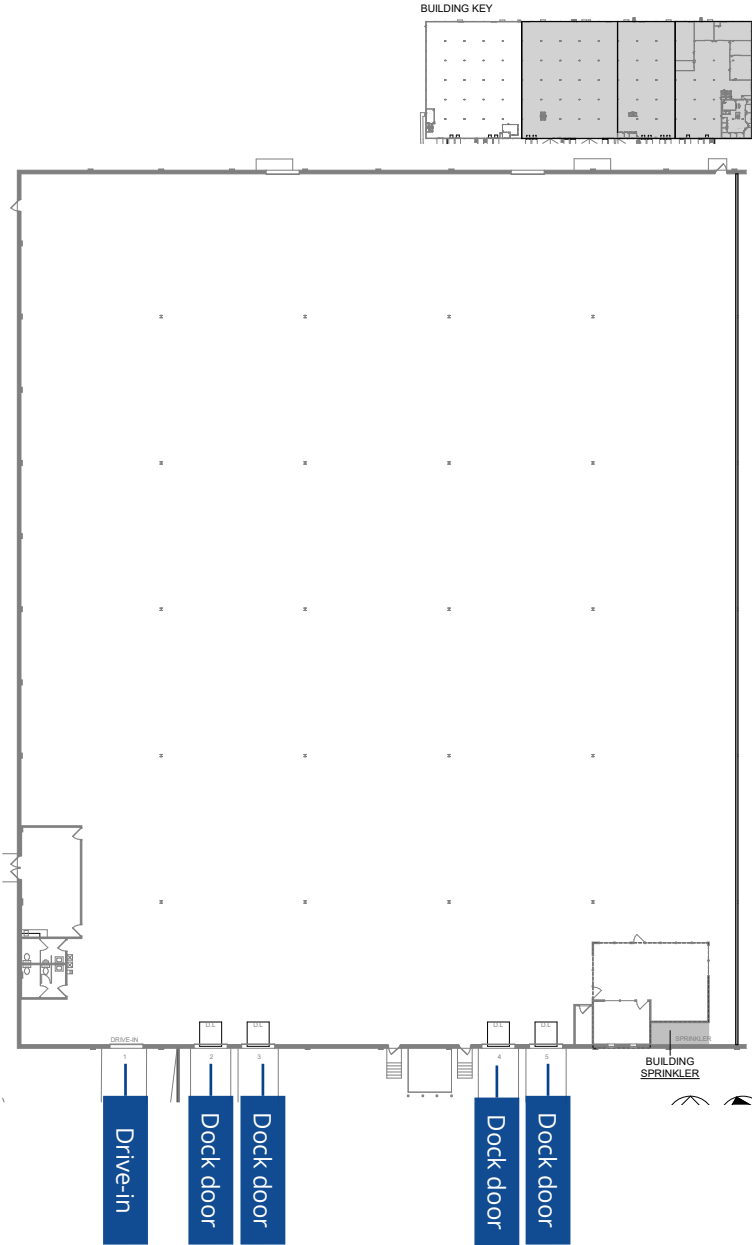


Site Plan



Floor Plan

Suite A



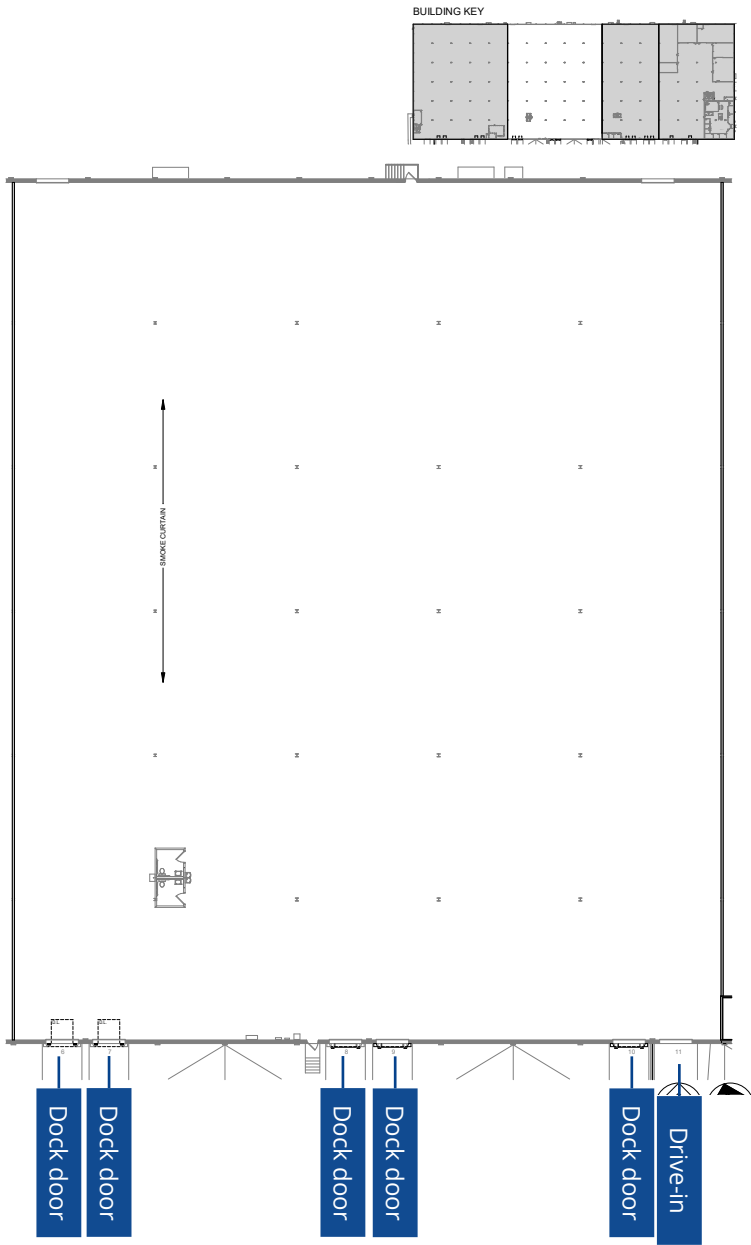
Space Available 4/1/2026

47,228 SF Total

- 4 docks
- 1 drive-in

Floor Plan

Suite B



Space Available Immediately

47,331 SF Total

- 5 docks
- 1 drive-in

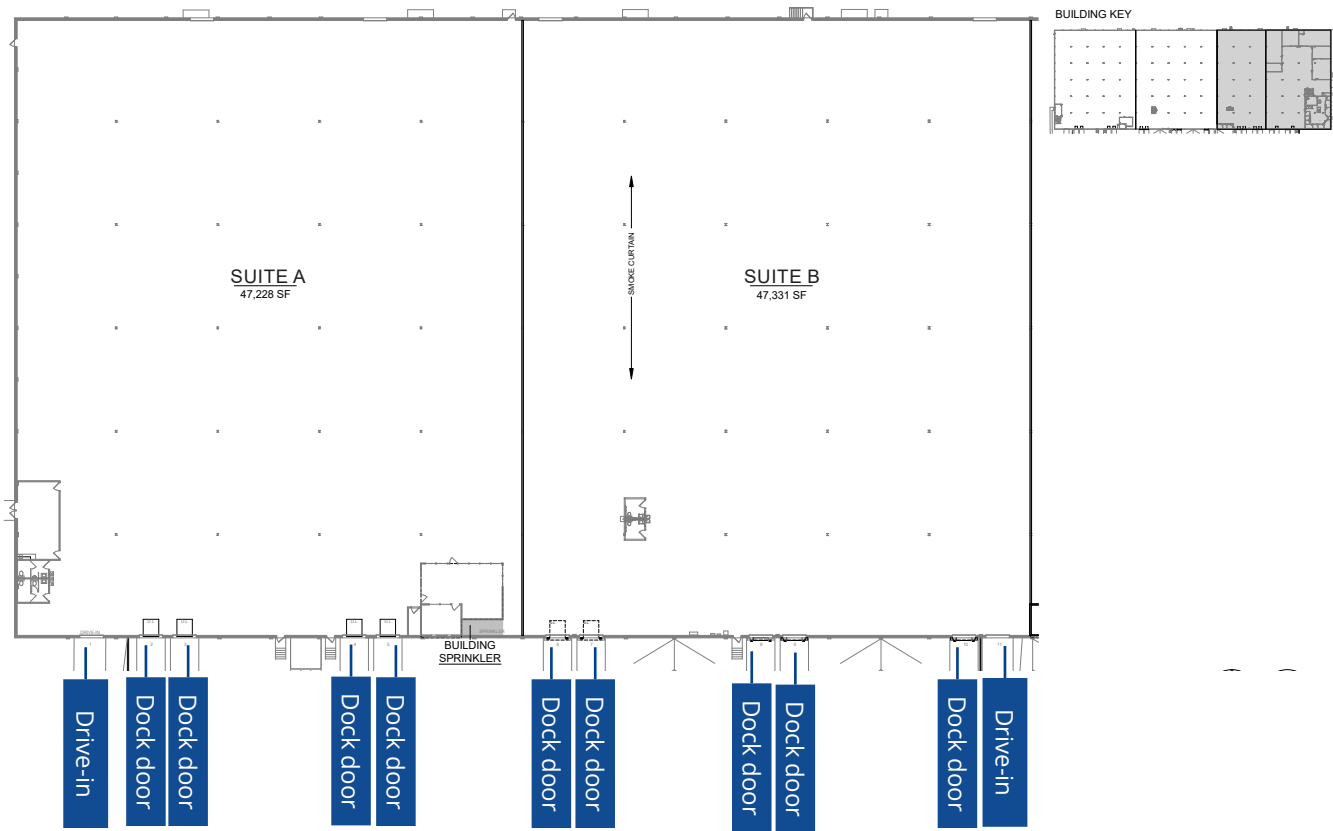
Floor Plan

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
+1 952 897 7899
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