



1395 COMMERCE

1395 COMMERCE DRIVE, MENDOTA HEIGHTS, MN 55120

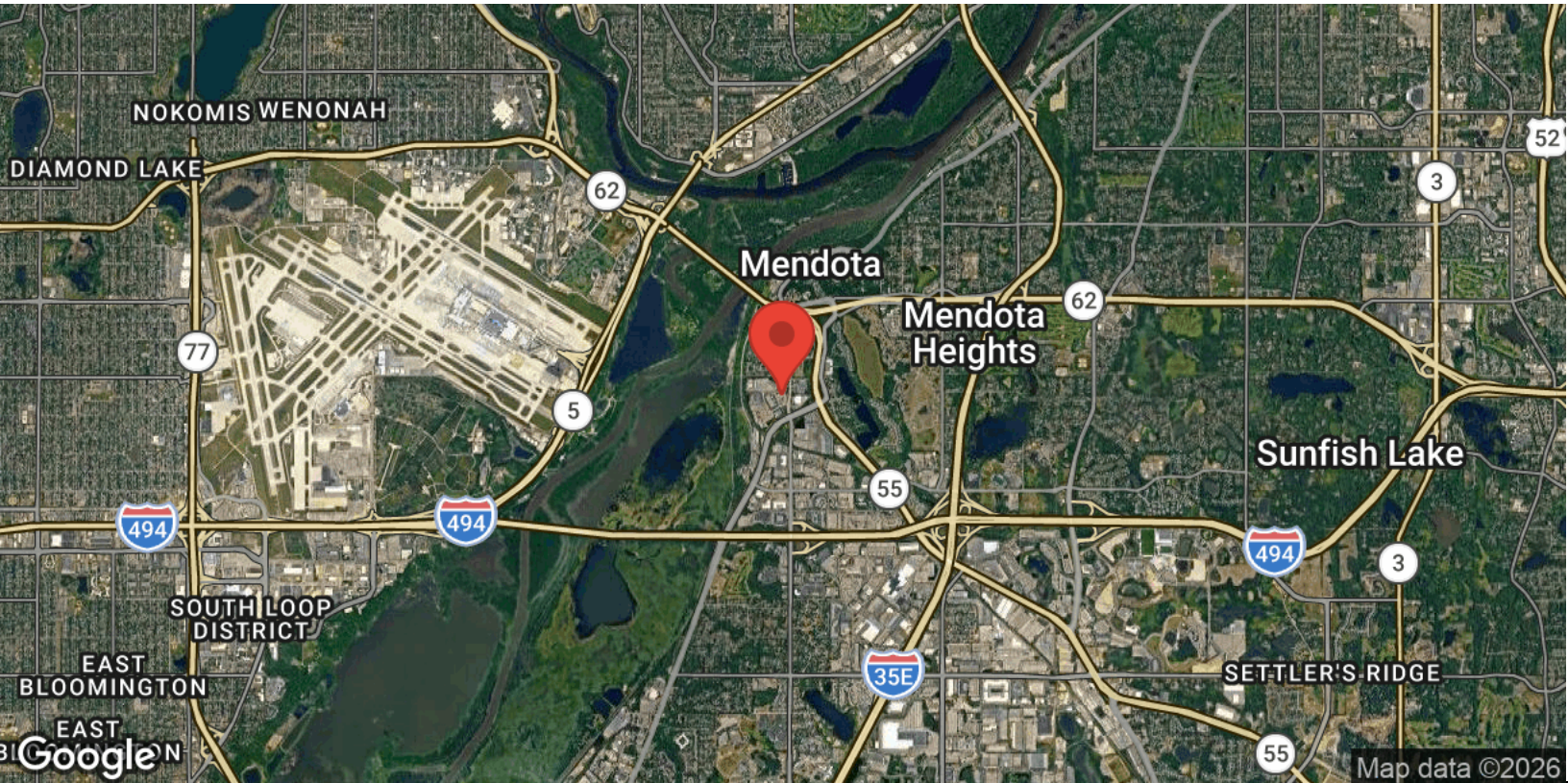
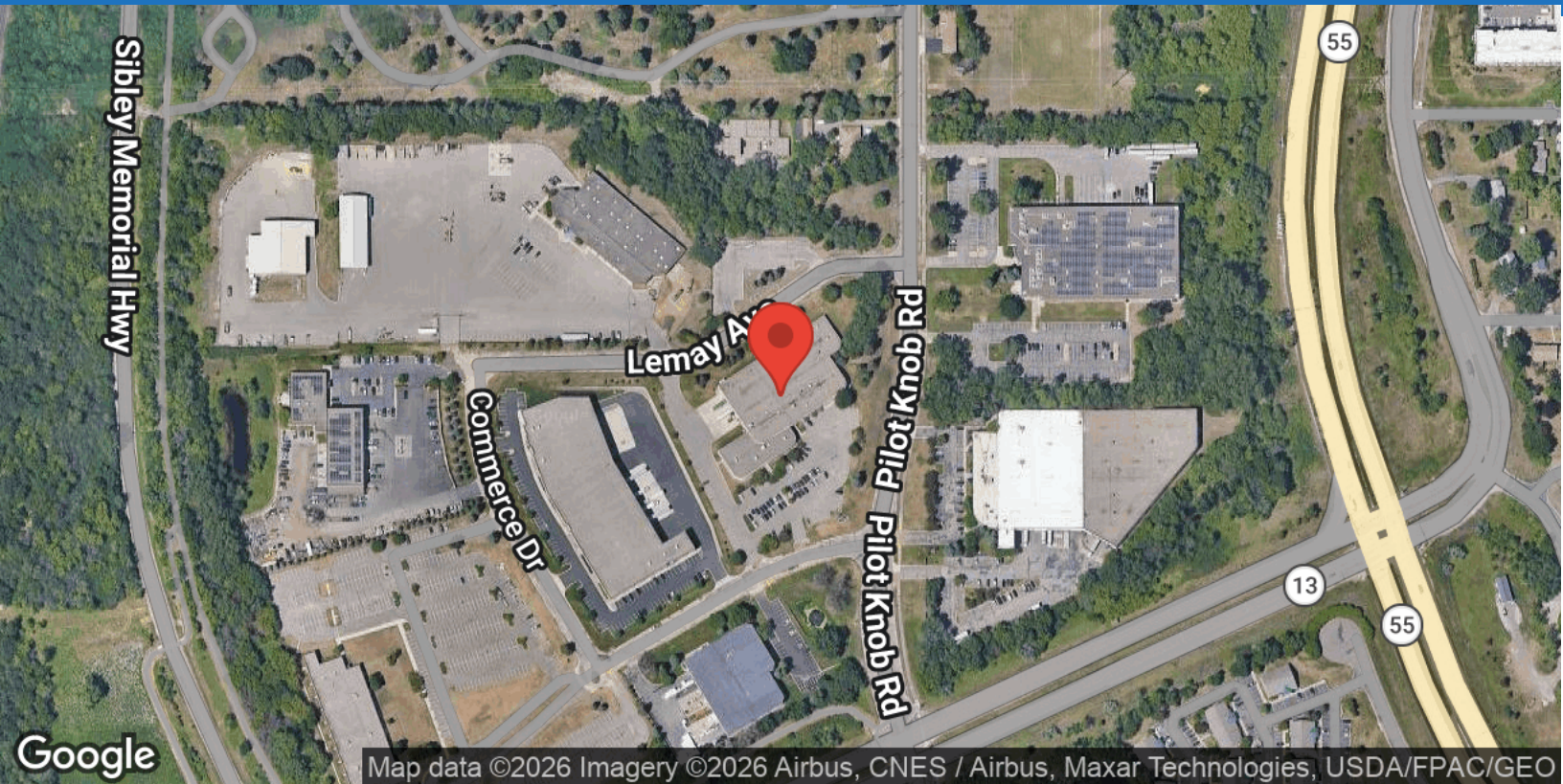
- SALE PRICE: \$6,500,000.00
- APPROXIMATELY: 53,101 SF
 - 34,215 SF OF OFFICE
 - 18,886 SF OF WAREHOUSE
- YEAR BUILT: 1992
- CONSTRUCTION: BLOCK/FABCON
- PID #: 27-48272-01-010
- TAXES 2026: \$155,686.00
- TERRIFIC ACCESS TO I-494, HIGHWAY 55 AND HIGHWAY 13
- PARKING: 139 STALLS
- LOADING: 4 DOCKS AND 1 DRIVE-IN
- WAREHOUSE: 20' CLEAR HEIGHT
- PARCEL SIZE: 4.35 ACRES
- AREA AMENITIES INCLUDE: MSP INT'L AIRPORT, MALL OF AMERICA, CITIES OF ST. PAUL AND MINNEAPOLIS

CONTACT:

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(651) 341-5044

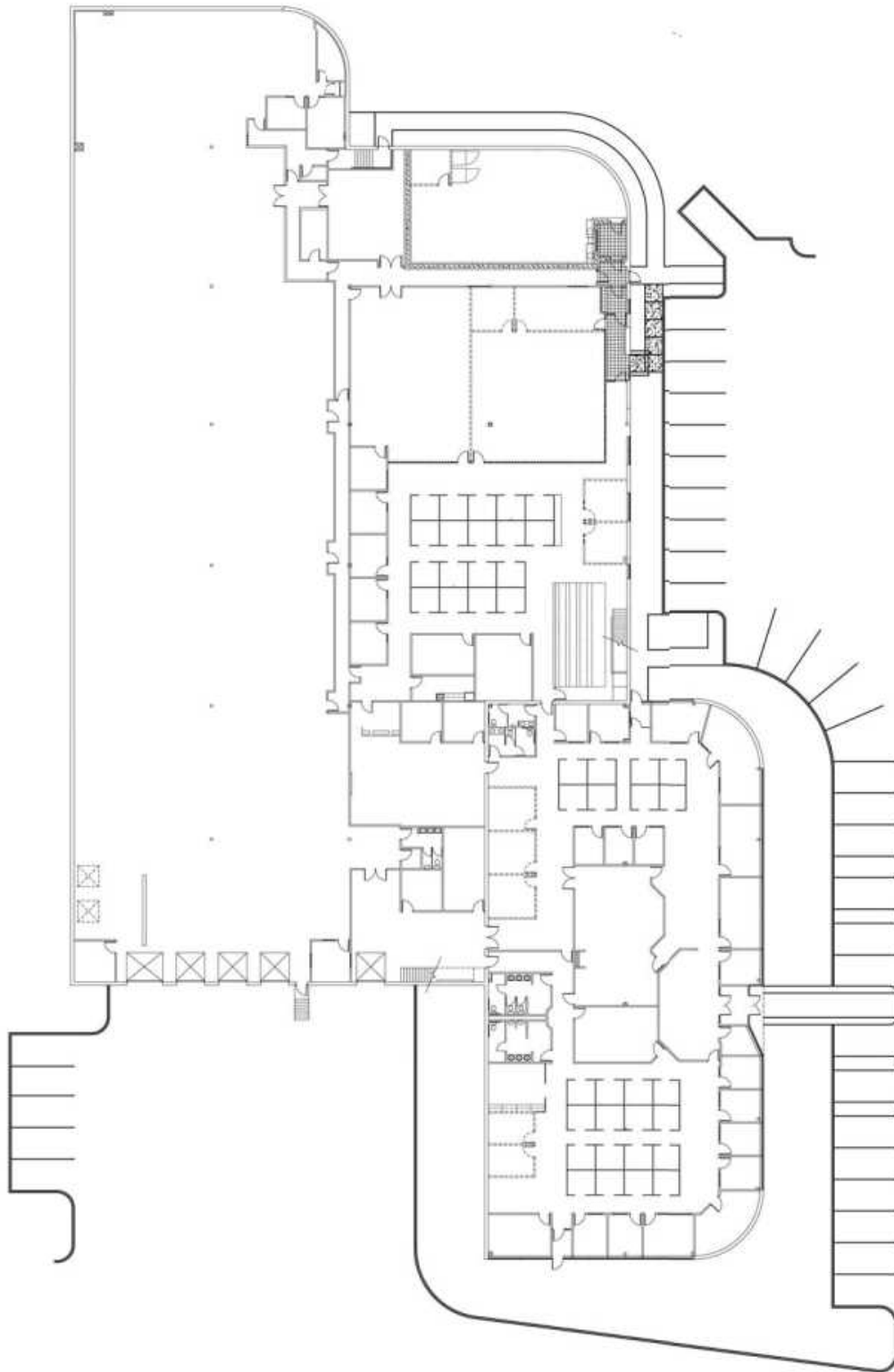
LOCATION MAPS

1395 Commerce Drive, Mendota Heights, MN 55120



FLOOR PLAN

1395 Commerce Drive, Mendota Heights, MN 55120



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ESSENCE
REAL ESTATE
SERVICES, INC.

3 COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

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INSIDE PHOTOS

1395 Commerce Drive, Mendota Heights, MN 55120



OUTSIDE PHOTOS

1395 Commerce Drive, Mendota Heights, MN 55120

