



SF Available

94,559



Warehouse/
distribution
space



24' clear height



Abundant dock
doors



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

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.

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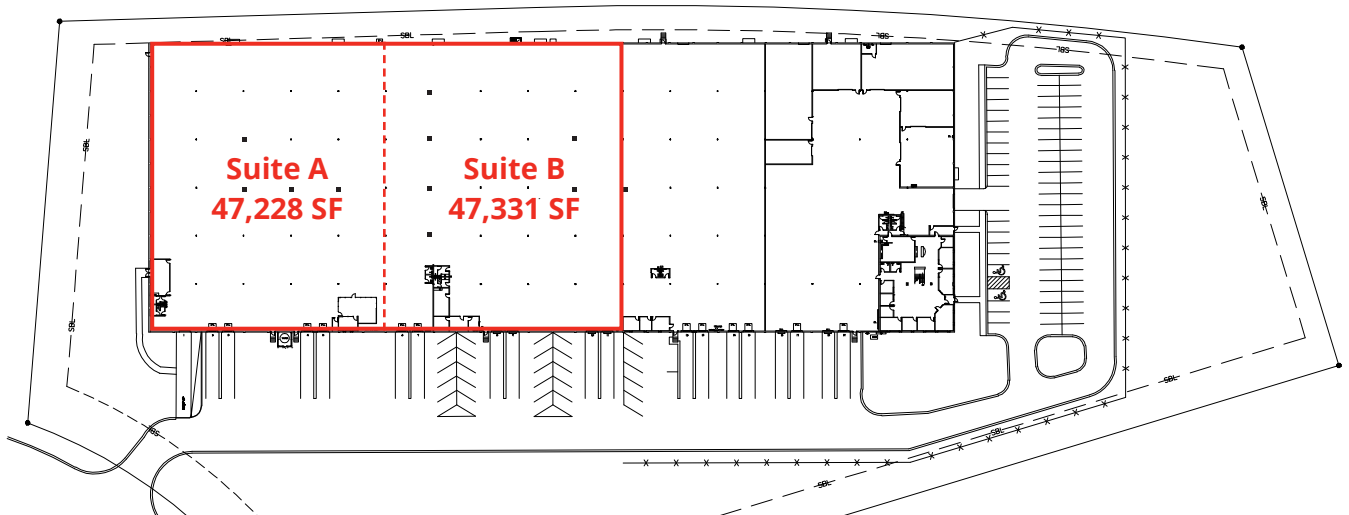
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Property Highlights

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 <ul style="list-style-type: none">• Divisible to 47,000 SF• 9 dock doors, 2 drive-ins
Divisible Options	Suite A: 47,228 SF Total <ul style="list-style-type: none">• 1,551 SF Office• 4 docks, 1 drive-in• Corner suite• Racking available Suite B: 47,331 SF Total <ul style="list-style-type: none">• 100% Warehouse• 5 docks, 1 drive-in• New LED updates throughout space
Net Lease Rates	Negotiable
CAM/Tax (2026)	\$3.31 PSF

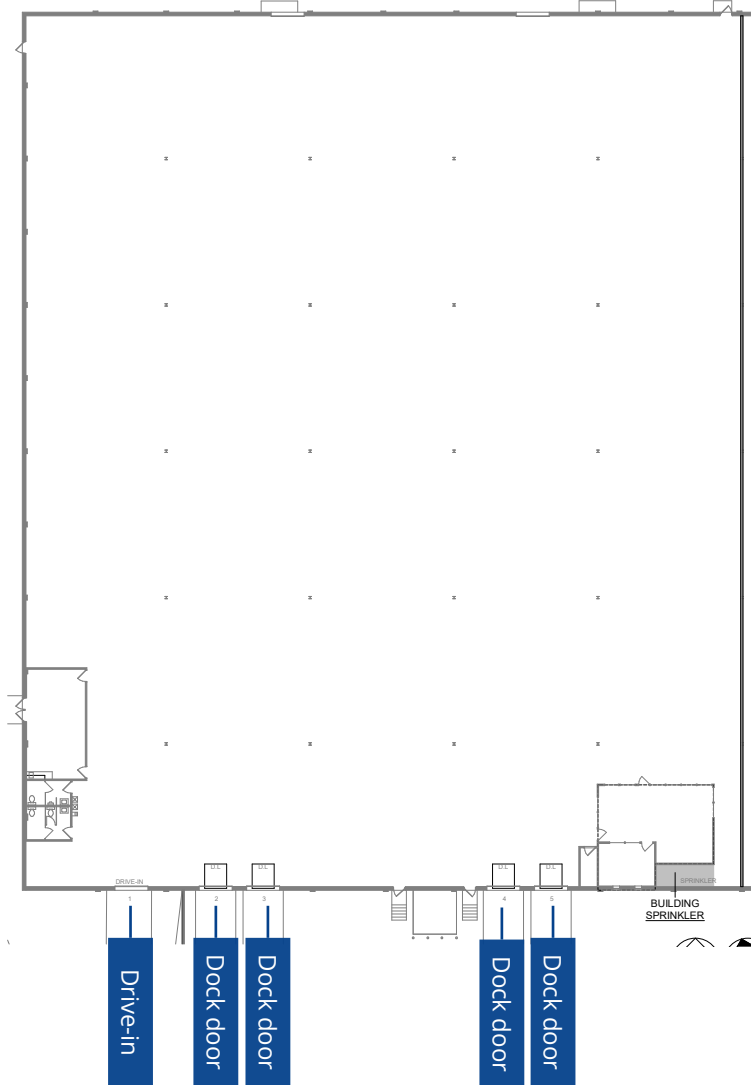


Site Plan



Floor Plan

Suite A



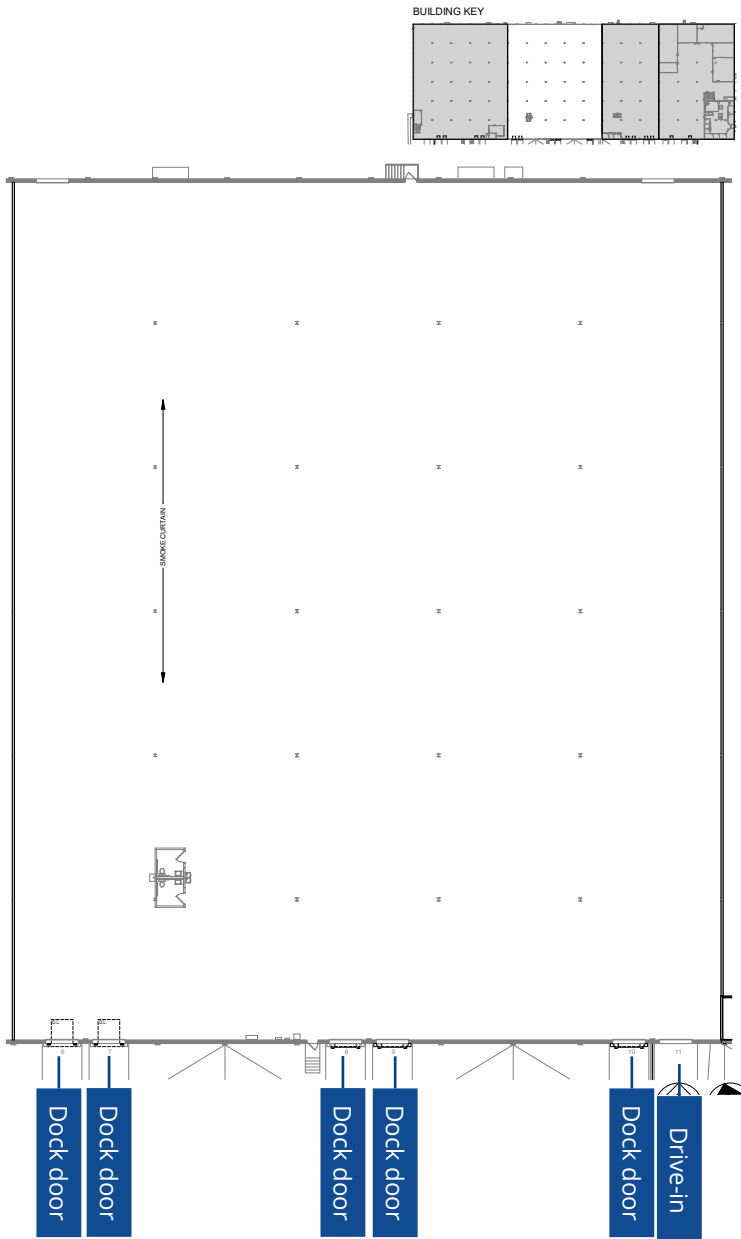
Space Available 4/1/2026

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

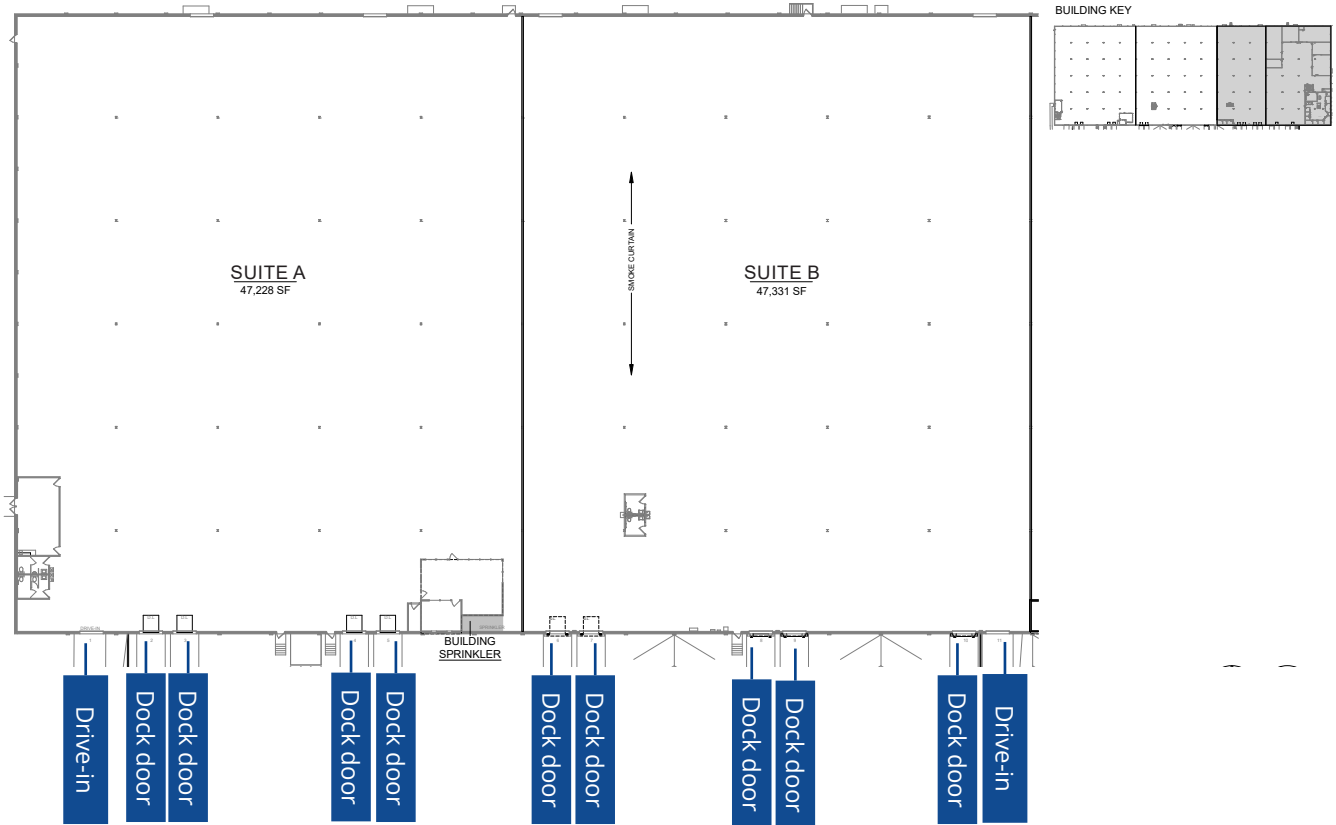
Floor Plan

Suites A-B

Space Available 4/1/2026

94,559 SF Total

- 9 docks
- 2 drive-ins



Area Amenities





[View listing online](#)

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