



TRANSWESTERN

REAL ESTATE  
SERVICES



**SIGNAGE**

# PILOT KNOB BUSINESS CENTER

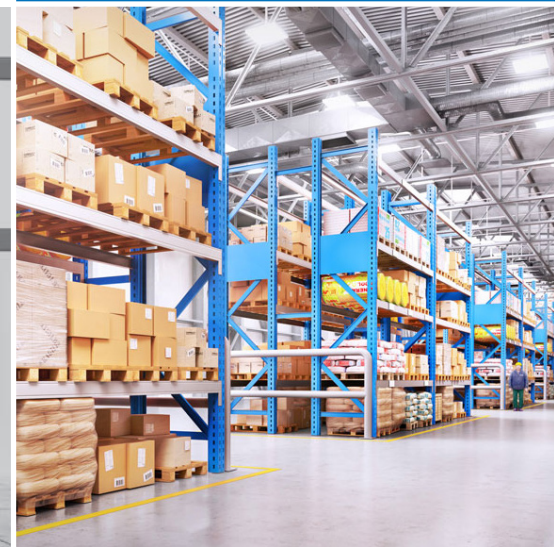
2939 PILOT KNOB ROAD | MENDOTA HEIGHTS, MN 554120



**NEW**  
CONSTRUCTION



**EXCELLENT**  
LOCATION



**73,675**  
TOTAL SF



# PROPERTY SPECIFICATIONS

## Building Information

Pilot Knob Business Center enjoys easy access to Interstate 494, Interstate 35E, Highway 13 and Highway 55 that connect it to all points in the Minneapolis/St. Paul metropolitan area. Nearby amenities include hotels, restaurants and shopping, which add to the appeal of the location.

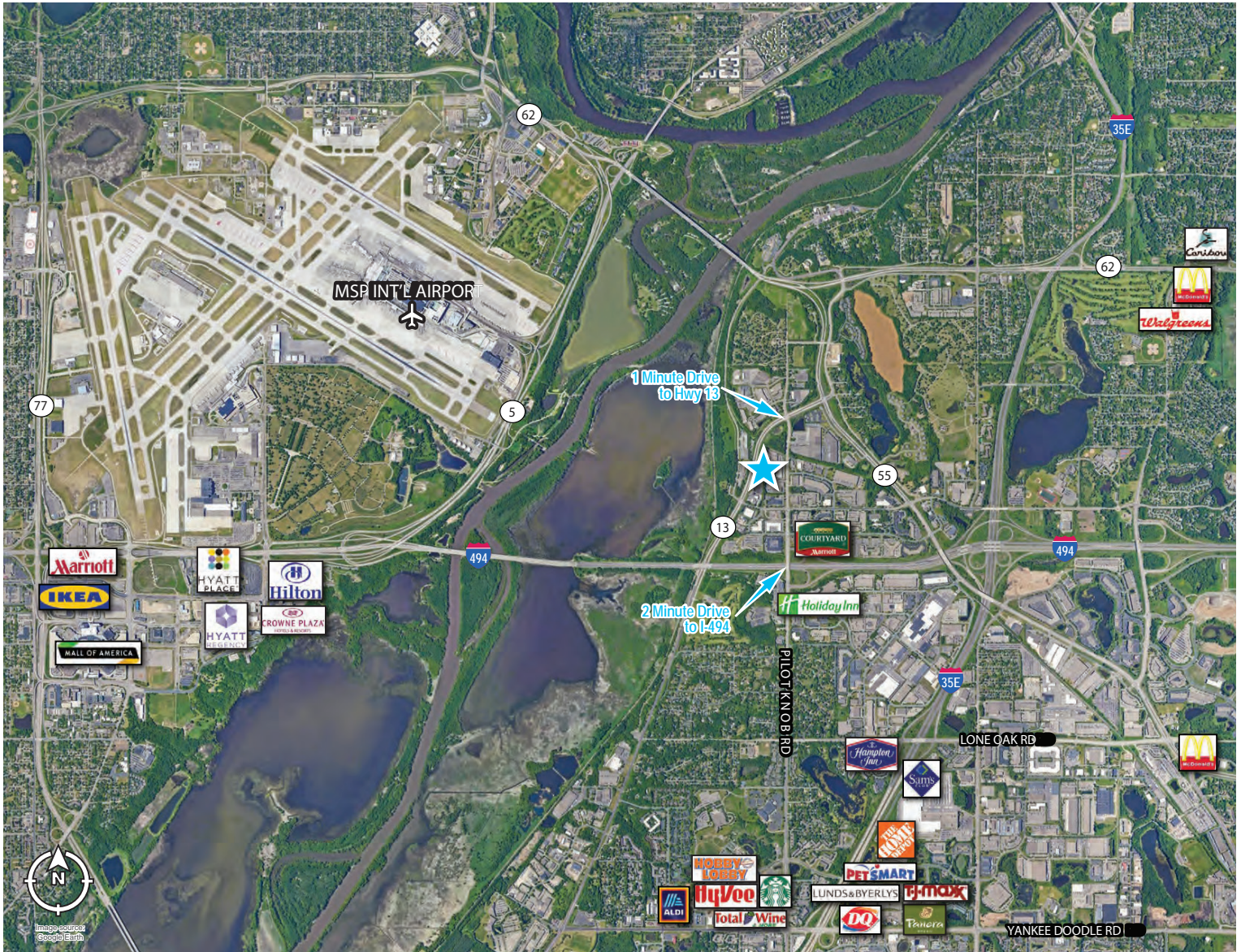
## Property Summary

- **County:** Dakota
- **Zoning:** I - Industrial
- **Site Size:** 4.95 Acres
- **Minimum Divisible:** 25,000 SF
- **Electrical:** 800 amps, 480 volt, 3 phase
- **Sprinklers:** ESFR
- **Column Spacing:** 50'x50' with a 60' speed bay
- **Lighting:** LED with motion sensors
- **Parking:** 82 Stalls
- **Truck Court:** 120' with 10' dolly strip
- **Clear Height:** 28'
- **Loading:**
  - Six (6) 9' x 10' doors with mechanical levelers, bumpers and seals (expandable)
  - Two (2) 12' x 14' automated drive-in doors
- **Delivery:** Spring 2021

## Rental Rates

- **Lease Rate:** \$6.00 PSF + Amortization
- **Taxes Year One:** \$0.25 PSF
- **Taxes Year Two:** \$1.00 PSF
- **Taxes Year Three:** \$1.75 PSF
- **Est. Cam:** \$0.70 PSF

# NEARBY AMENITIES





# PRIME LOCATION PILOT KNOB ROAD & I-494





# SITE PLAN



**73,675 SF**





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## THINKING BEYOND THE OBVIOUS

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