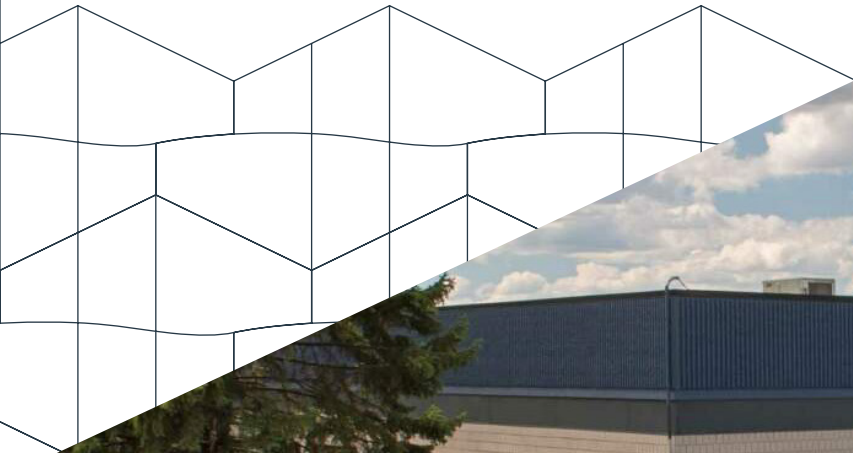




WELLINGTON
MANAGEMENT



Pilot Knob Service Center

2535 Pilot Knob Road
Mendota Heights, MN 55120

Ashley Urlick
651-999-5506
aurlick@wellingtonmgt.com



Flexible, ideally located office/flex near MSP Airport.

Pilot Knob Service Center is an office/showroom/warehouse complex conveniently located on the corner of Pilot Knob Road and Northland Drive, just one block north of I-494 in Mendota Heights. The site offers easy access to the entire metro area and is nine minutes to Minneapolis/St. Paul International Airport.

Acquired by Wellington in 1997, Pilot Knob Service Center offers a mix of office and warehouse spaces with a combination of drive-in and dock height doors. This property is home to a variety of users including light manufacturing, fitness users and several shipping/packaging businesses.

HIGHLIGHTS

- Flexible office/warehouse space, fully air-conditioned warehouse
- Located just one block north of the I-494 / Pilot Knob interchange (VPD: ~103,000)
- Excellent access to 35E and Highway 55
- 13'6" clear height
- Combination of drive-in and dock height doors
- Corporate business park setting
- Walkable hotels, grocery and restaurants
- Within nine minutes of MSP International Airport

Fully Occupied

Owner, Manager

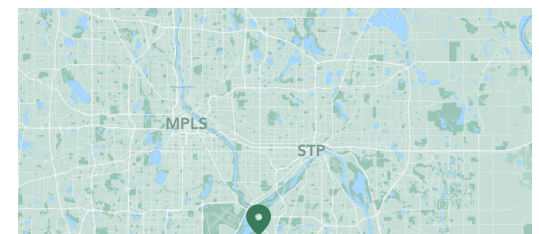
64,100 SF total; 0 SF available

201 surface stalls, 3.1 : 1,000

Single-story office building

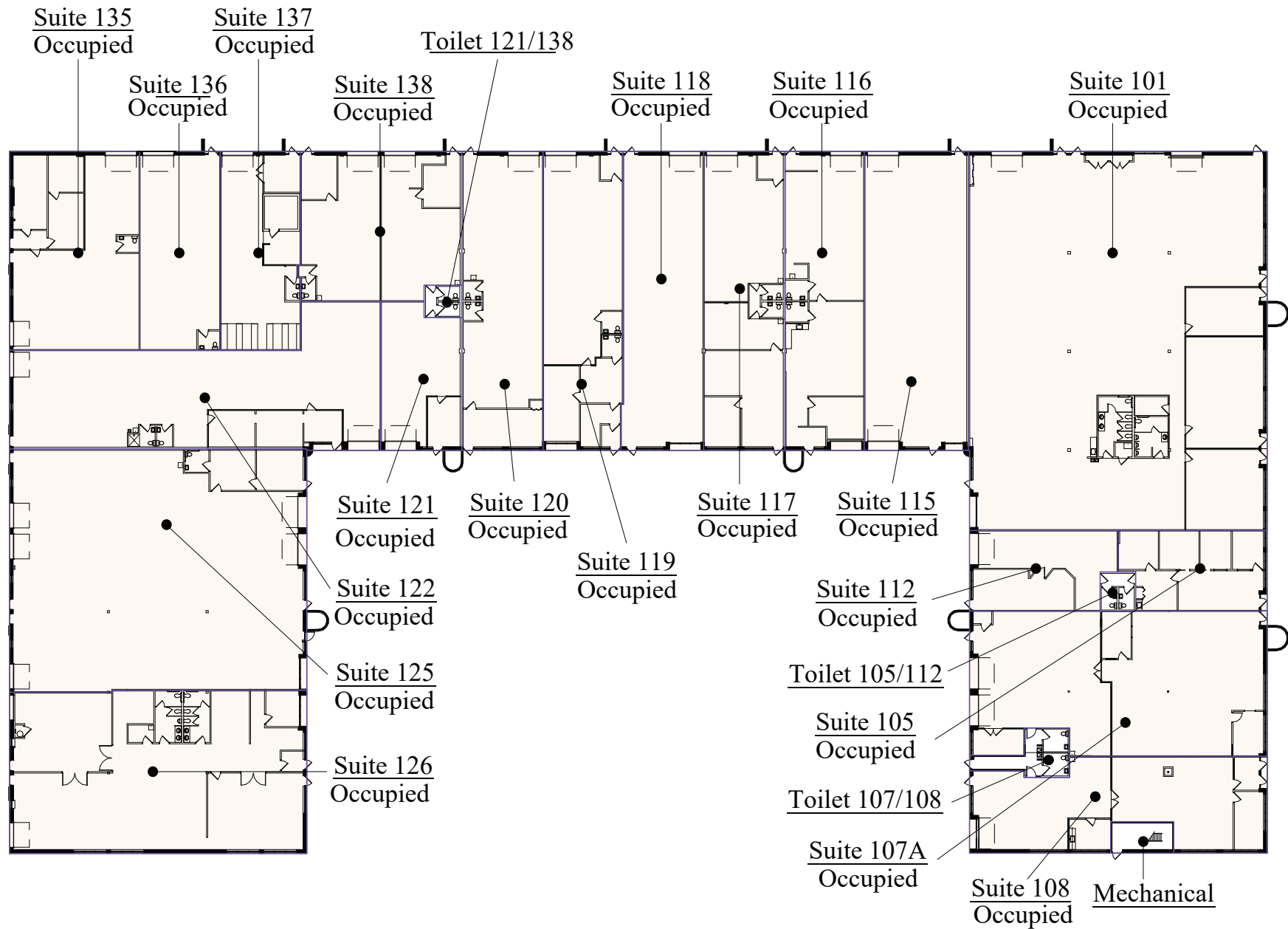
Built in 1984

South Metro

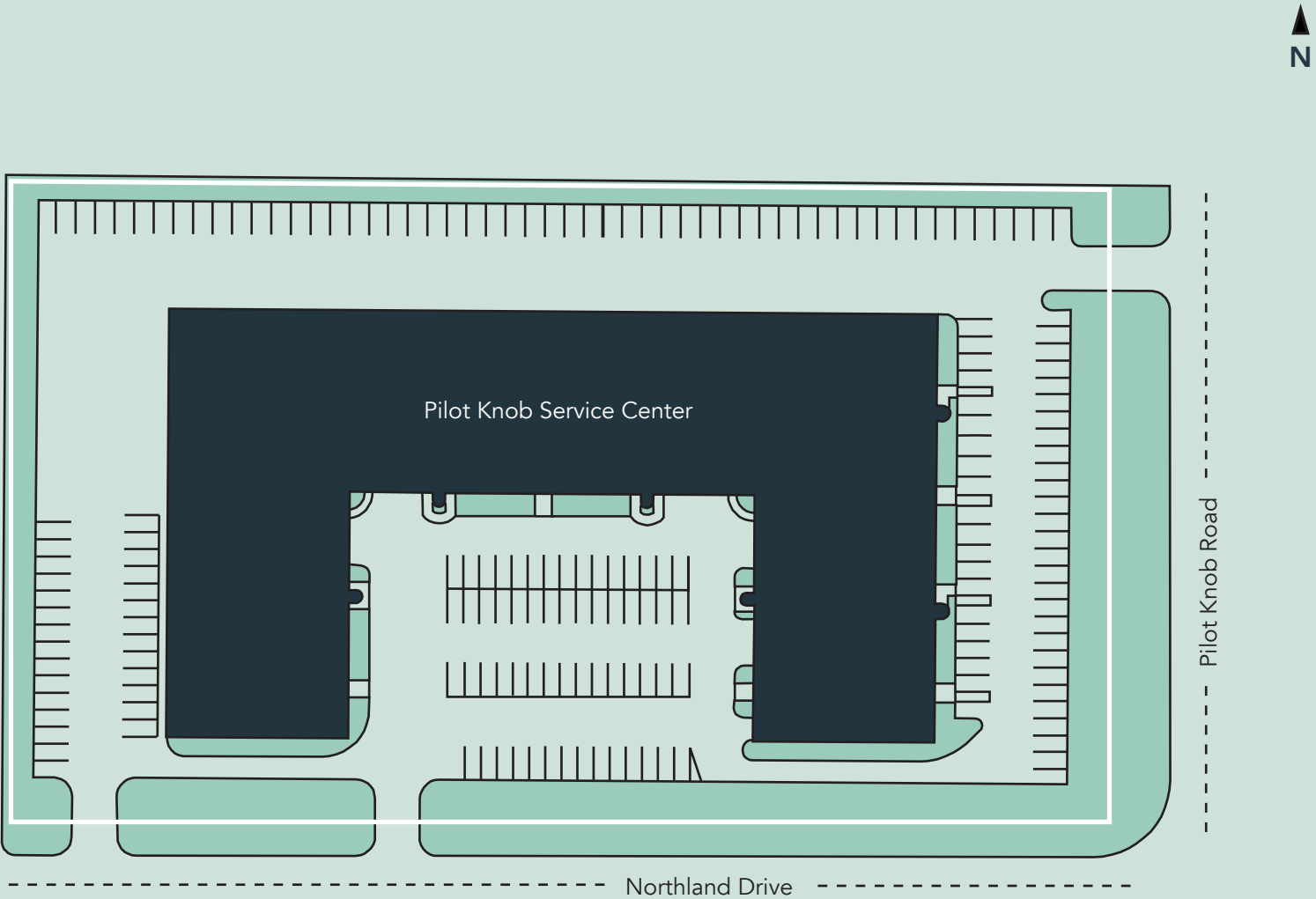


Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

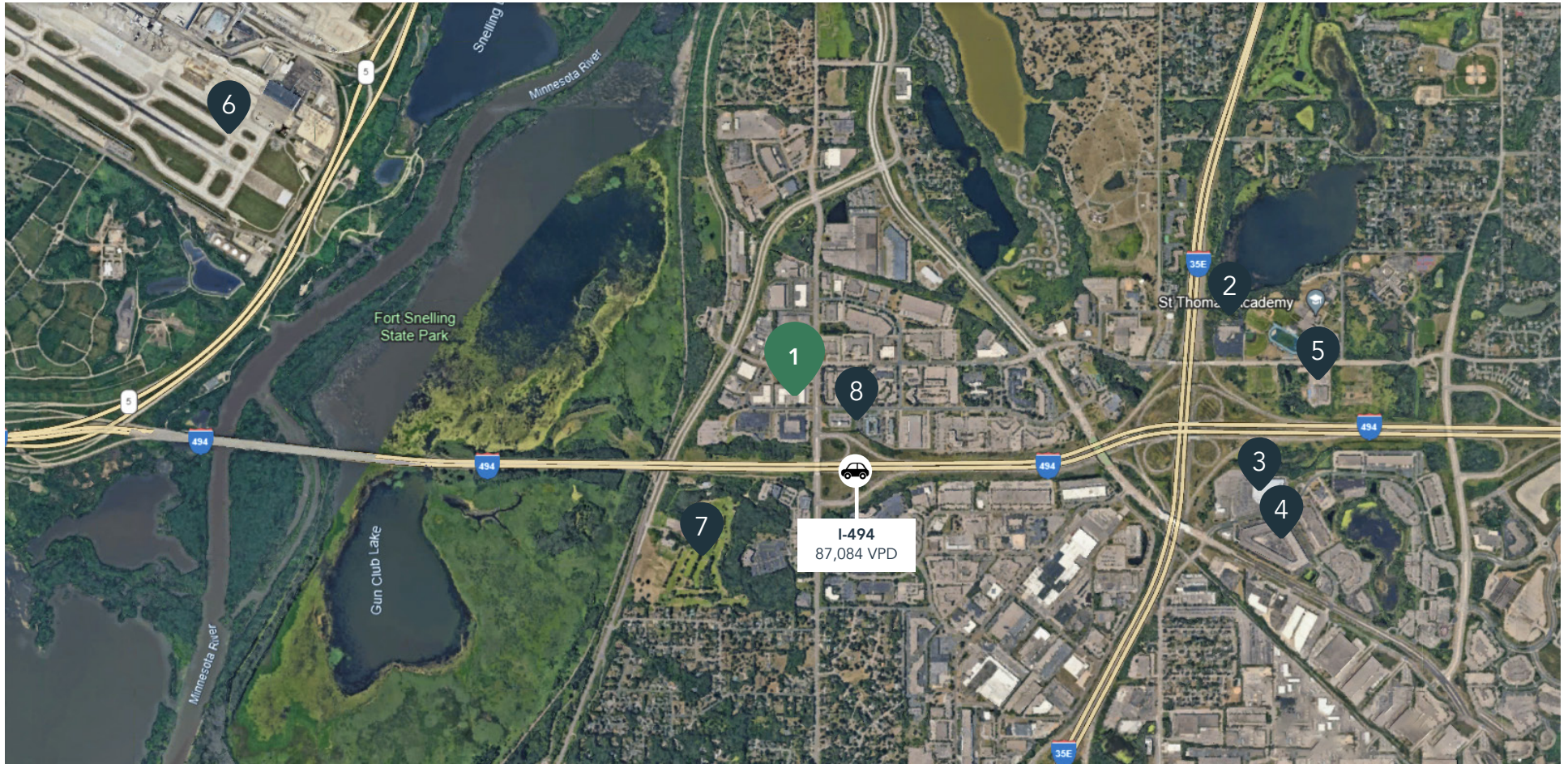


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	522	38,406	185,589
HOUSEHOLDS	193	17,972	79,890
AVG. INCOME	\$119,538	\$119,505	\$126,481



Hot Spots

1. Pilot Knob Service Center
2. St. Thomas Academy
3. Costco Wholesale
4. Starbucks
5. St. Thomas Ice Arena
6. Mpls - St. Paul International Airport
7. Lost Spur Golf and Event Center
8. Courtyard by Marriott

Pilot Knob Service Center

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Mendota Heights, MN 55120



PROPERTY MANAGER
LEASING AGENT
Ashley Urlick

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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