

**END CAP | INDUSTRIAL
SPACE FOR LEASE**



**2333 WATERS DR
MENDOTA HEIGHTS, MN**

MENDOTA HEIGHTS GATEWAY COMMONS



SPECIFICATIONS

Building Overview

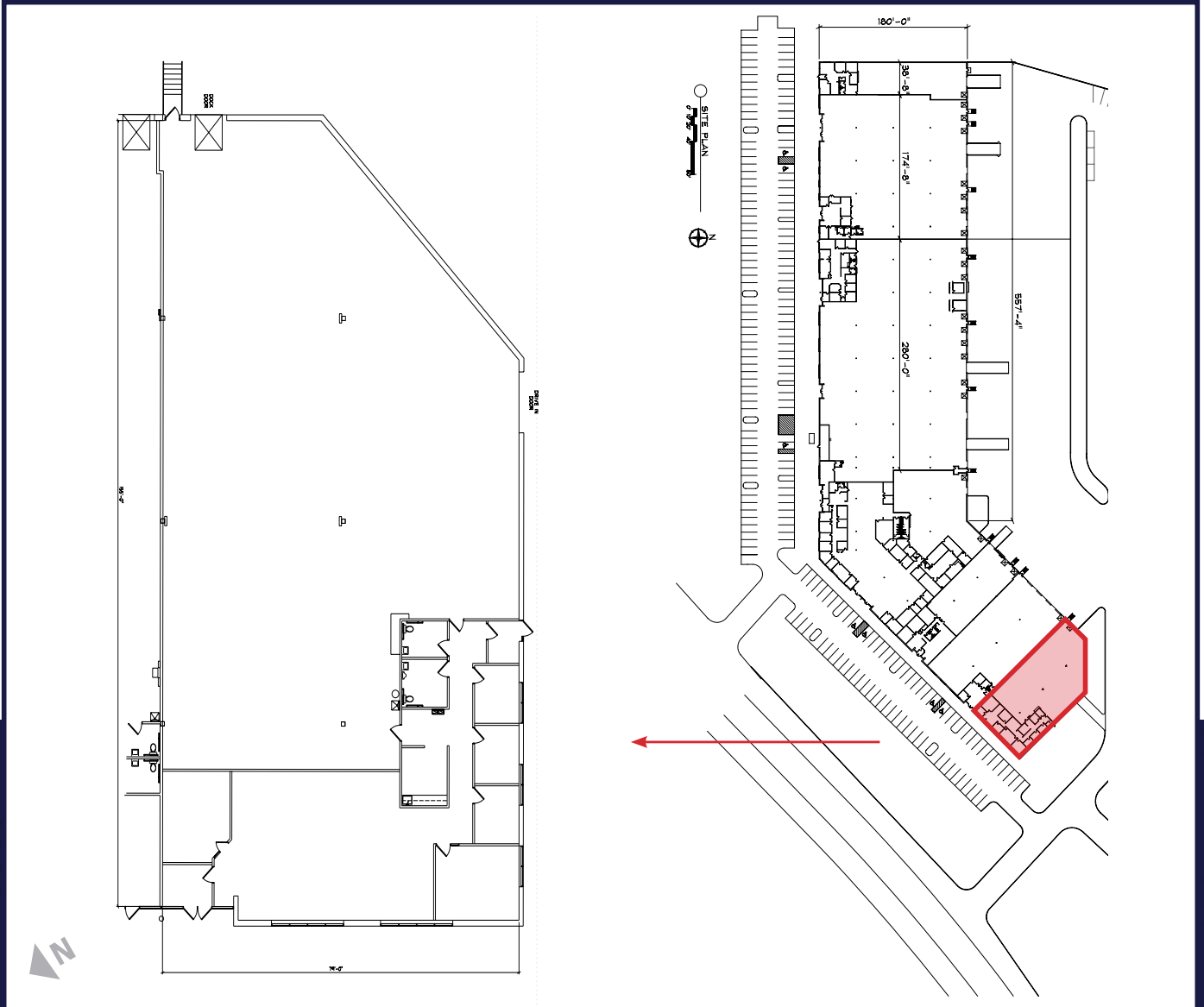
Total SF	150,465	Available SF	11,917
Clear Height	24'	Column Spacing	30' x 40'
Power	200 Amp, 480/277V (2) 100 Amp, 120/208V	Lease Rates	Negotiable
Parking	202 Stalls (1.34 Stalls / 1,000 SF)	Est. 2026 Tax / CAM:	\$4.36 PSF

Highlights

- Located on HWY 55 with full visibility
- Convenient access to I-494
- <5 MI from MSP Airport

FLOOR PLAN

Suite 2333



TOTAL SF
11,917

OFFICE SF
3,215

WAREHOUSE SF
8,702

DOCK
1

DRIVE-IN
1

AVAILABLE
JULY 1, 2026



 Capital Partners **CBRE**

MENDOTA HEIGHTS GATEWAY COMMONS

2333
WATERS DR
MENDOTA HEIGHTS, MN

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