

# F FOR SALE



**1306 18th Street, Cloquet, MN**

**"Wear-A-Knit" Manufacturing Building**

**Offered at \$898,500**

**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

**230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin**

**All Information Herein Deemed Reliable but not Guaranteed**

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**Hard to Find Warehouse!**  
**Gorgeous Steel Frame Building, Fully Finished, Insulated and perfect for a new manufacturing, production, or distribution business. Drive-in door at front and loading dock at rear with high bay warehousing area. Nice office area. Enjoy a low key location in Cloquet with easy access major thoroughfares.**



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1.73 Acres

#06-510-5574

#06-510-5586

Year Built 1978 / 1998

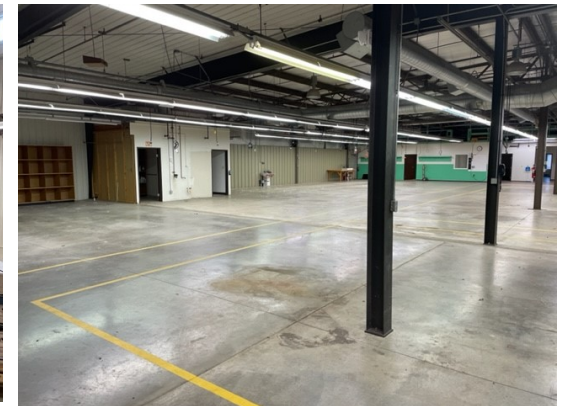
2022 Taxes \$29,426

20,300 SF

523 SF Mezzanine

Building Height 16'-20'

Fully Sprinkled



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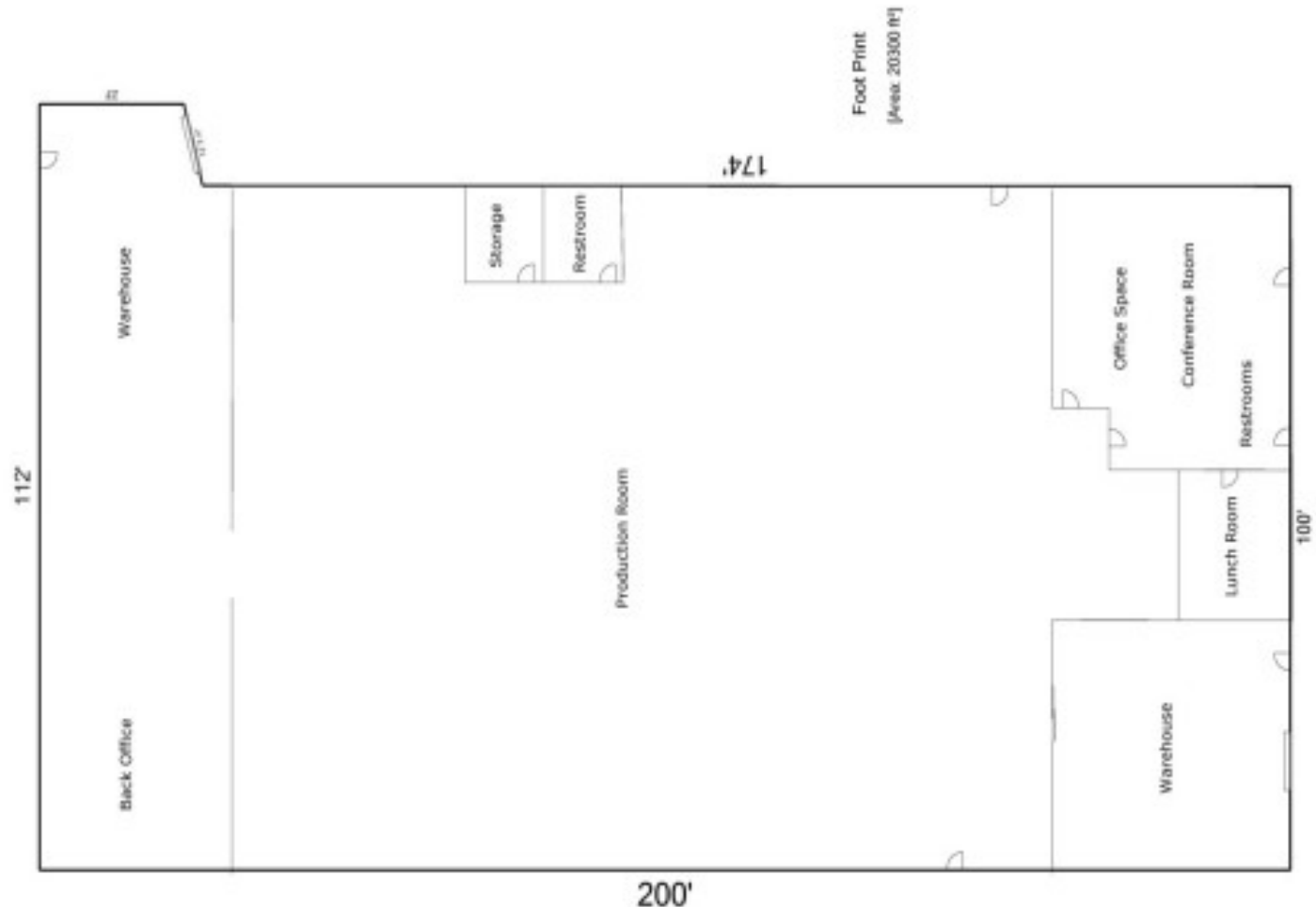
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## 1306 18th Street, Cloquet, MN "Wear-A-Knit" Manufacturing Building Offered at \$898,500

- 1000 AMP 3 Phase electric 120/240
- Heat/AC in office area
- Overhead Heaters in warehouse/manufacturing area.
- A/C cooled production area.
- Drive in door
- Electric adjustable loading dock.



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