



**Prime 40,400 SF Warehouse**

**For Lease \$8.50 NNN Warehouse**

**4510 West 1st Street ▪ Duluth, MN**



**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**



# F FOR LEASE

- 62,400 SF Building
- 40,400 SF Warehouse
- 22,000 SF Office
- Built in 1974
- Zoned MU-B
- 2023 Taxes \$106,738.00
- ADA Compliant Entry
- Modern Elevator
- Sprinklers throughout
- Excellent freeway access
- 3 Dock Doors
- 24' Sidewalls 34' center
- Lots of Parking

## Area Statistics

- Duluth, MN Population 86,619 (Metro 279,227)\*
- Median Household Income \$58,014\*
- Medina Property Value \$176,200\*

\*census.gov



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Prime tilt-up concrete warehouse at logistically superior location off Hwy 2 (46th Ave W) and W 1st St. in the Oneota Industrial Park. Currently leased through October 2024.

Up to 22,000 SF of office space also available. Ample Parking. Excellent Access.



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