

Prime 40,400 SF Warehouse For Lease \$8.50 NNN Warehosue 4510 West 1st Street • Duluth, MN

Folmer Commercial real estate

Greg Follmer • Broker MN WI • 218.310.0013 • GregFollmer@gmail.com

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

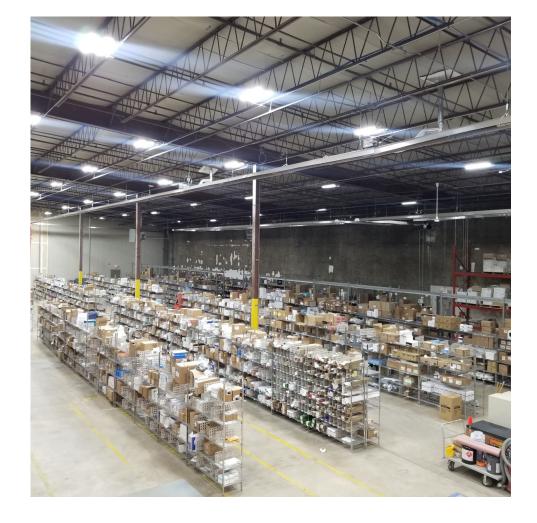
FOR LEASE

- 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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