

F **FOR SALE**



Big Warehouse—Prime Location

330 Garfield Ave ▪ Duluth, MN

Offered at \$1,295,000

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

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

All Information Herein Deemed Reliable but not Guaranteed

35,705 Square Foot Warehouse building located well for access to Duluth, Superior, and I-35. Needs work, but high value building after renovations. Take advantage of Drive-in garage bay doors, truck ramp and indoor loading dock! Get the perfect location and a big warehouse!



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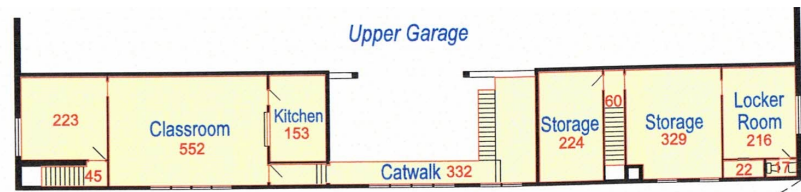


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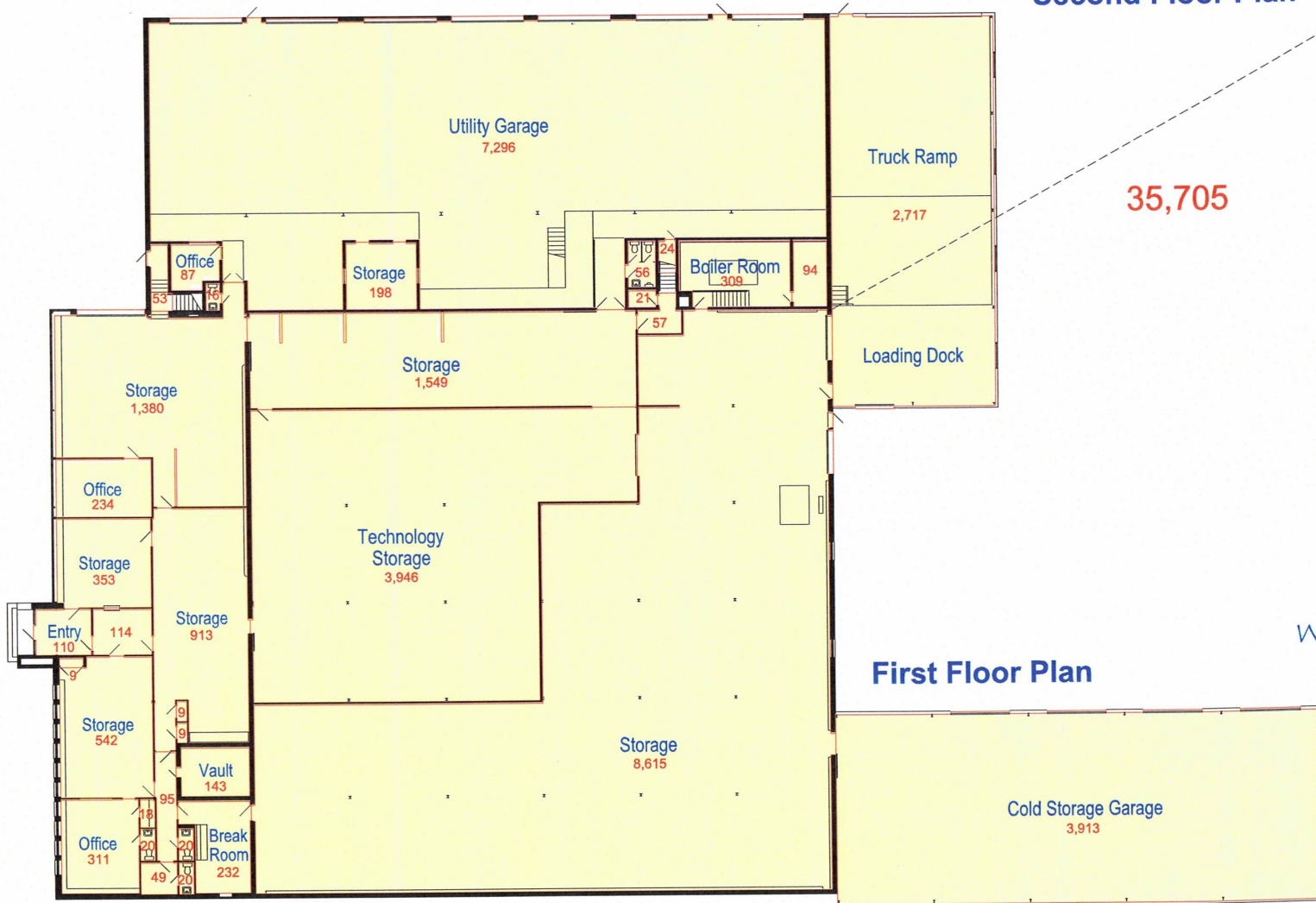
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Second Floor Plan



35,705

First Floor Plan



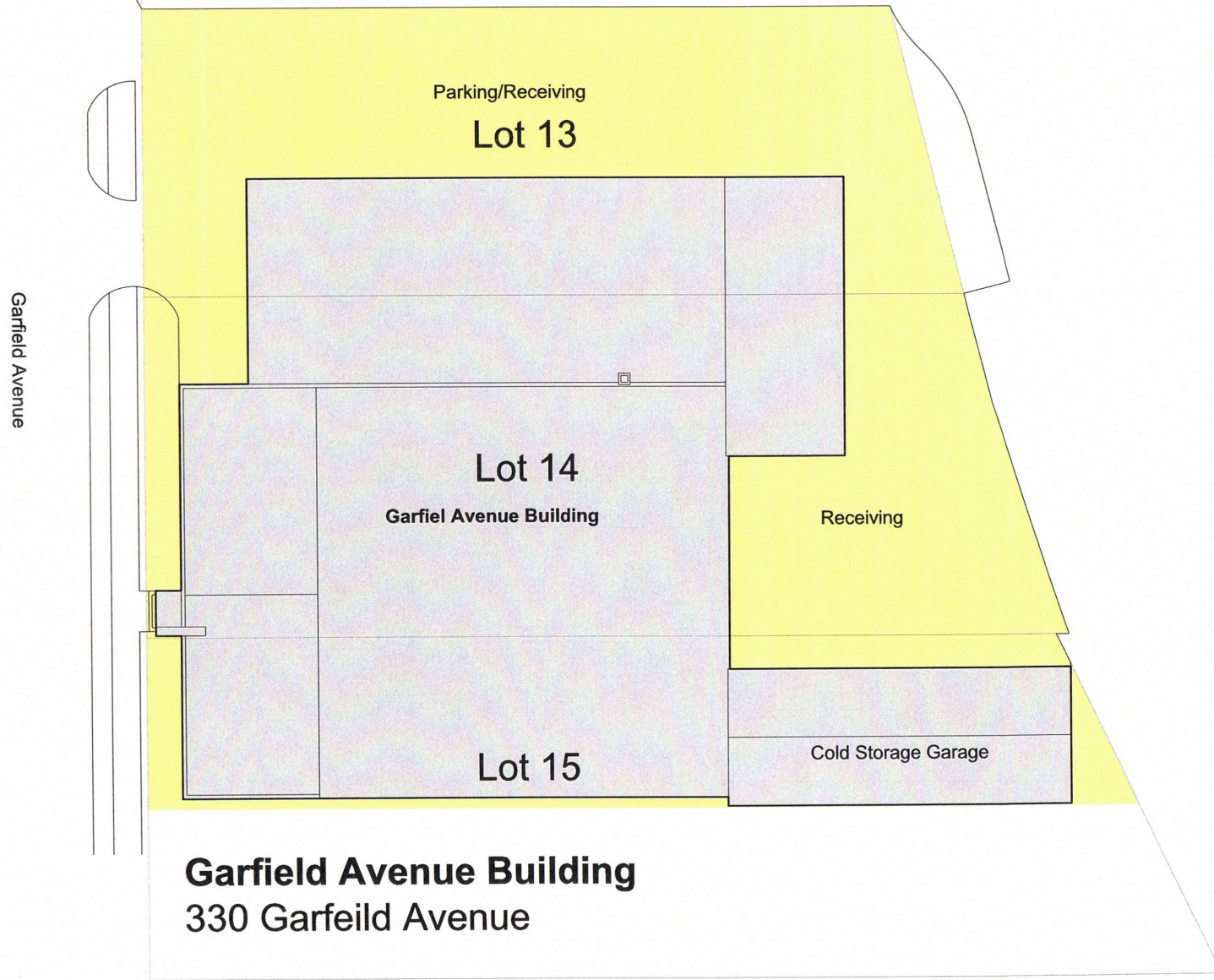
Garfield Building - 330 Garfield Avenue

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Duluth Proper Second Division
Block F



Garfield Avenue Building
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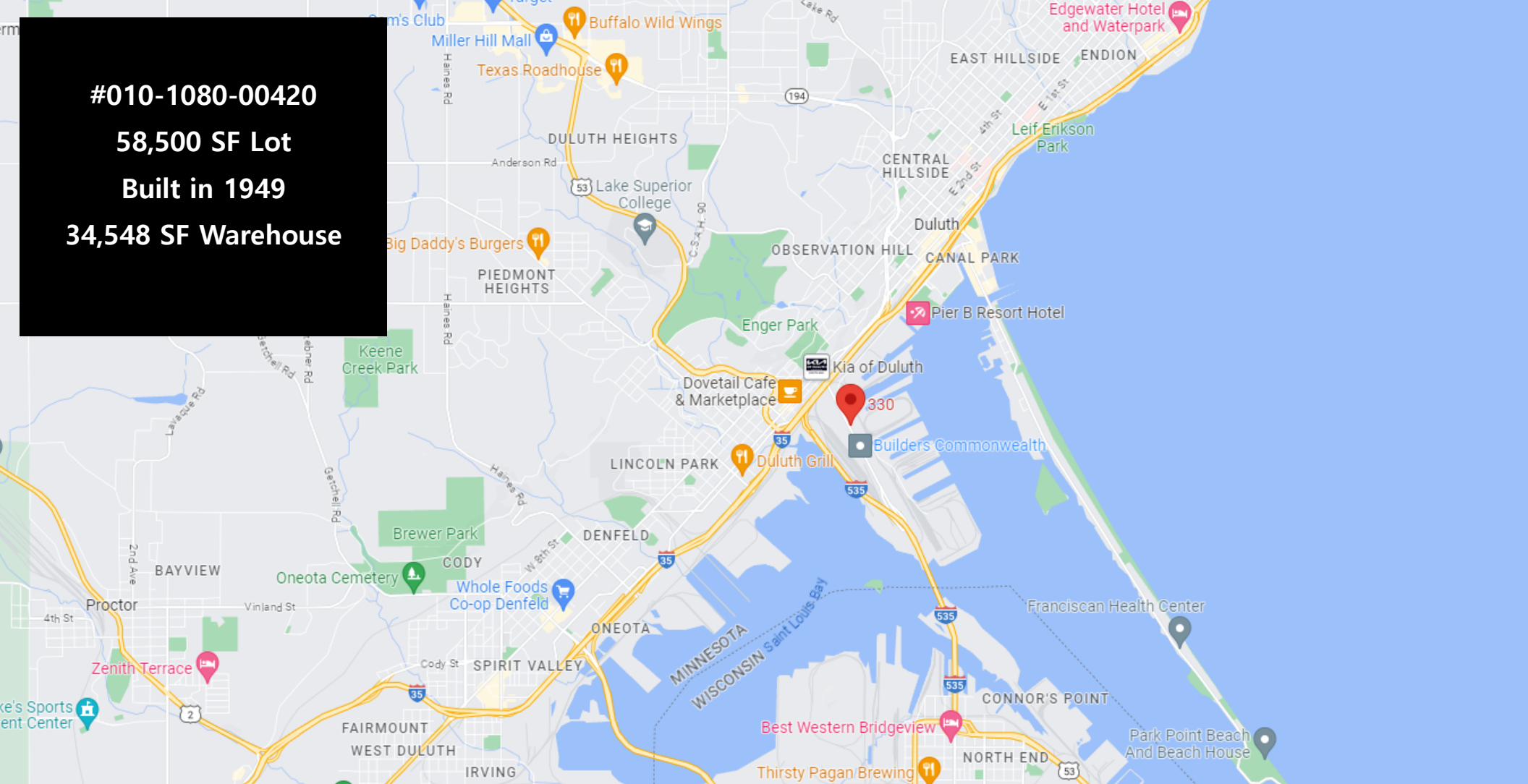
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#010-1080-00420

58,500 SF Lot

Built in 1949

34,548 SF Warehouse



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