



Super Prime Opportunity

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for results.

230 E Superior Street • Duluth, MN 55802
218-310-0013 • www.GregFollmer.com
gregfollmer@gmail.com
Licensed in MN and Wisconsin

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“Clear Span” Manufacturing Building next to Municipal Airport! This building was Built Right with 15 acres, 30,000 gallon bulk propane fuel supply, 25,000 gallon below slab water tank for sprinkler fire suppression system, roof insulated and resurfaced in 2015.

Many mechanical upgrades including HVAC for office area.

Take advantage of this building that would cost over \$3M to build today!



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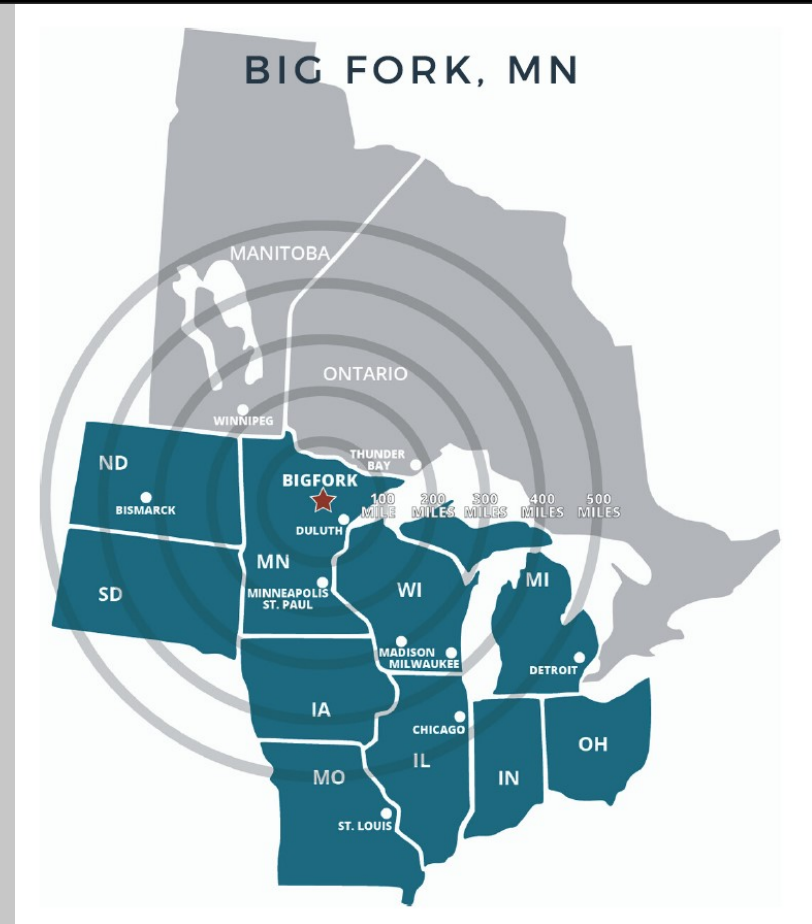
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Building Specifications

- 30,000 SF Total
 - 21,800 SF production floor
 - 7,225 SF Office
 - 975 SF Common Areas
- Ceiling
 - 14' main building / 10' clean rooms / 8' office areas
- Wall height 15' 6"
- CAT 6 throughout building
- 1 Overhead door/1 Drive in Door/1 delivery door
- Built in 1992
- Electric
 - 1000amp/480V & 2000amp/208V
- Propane 30,000 gal onsite with vaporizer system
- Water/Sewer
 - Onsite private well
 - Septic holding tank & lift station. Pumps to City of Bigfork mound system located at Bigfork Airport.
- Direct Fiber from building to Arvig / unused T1 line
- 71 Parking Spaces
- 15 Acres total—5 utilized, 10.14 Green space



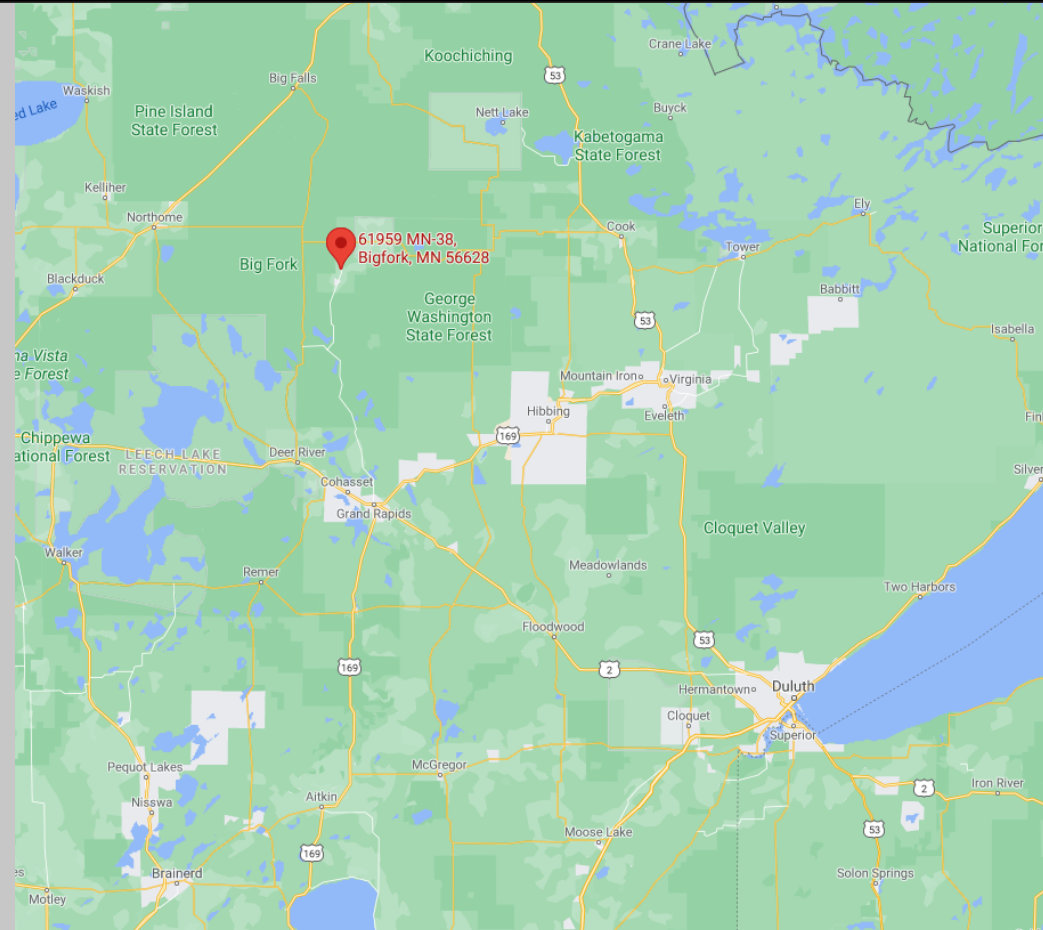
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- **Itasca County, MN**
 - **07-015-1201**
 - **07-015-1106**
 - **07-015-1104**
 - **07-015-1105**
- **2021 Taxes \$24,958.00**



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