

# Prime Commercial Property For Sale

Harley-Davidson® Sport Center—A Rare Opportunity in a High Visibility Location

4355 Stebner Rd ▪ Duluth, MN

Offered at \$3.4 Million



**Follmer** COMMERCIAL  
REAL ESTATE

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10 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

Located on a 3.6-acre site with prime visibility from Highway 53, this iconic property is ideal for retail business or warehouse operations seeking an expansive space with modern amenities. Constructed with quality and adaptability in mind, the property boasts a Butler® Manufacturing pre-engineered structural building, blending durability with aesthetic appeal.



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### KEY PROPERTY DETAILS

- Year Built: Originally constructed in 1994, expanded in 2003
  - Main Floor: 22,550 SF
  - Second Floor: 9,196 SF

### USAGE BREAKDOWN

- Retail Space (Main Floor): 10,570 SF
- Shop/Storage/Warehouse/Other Usage (Main & Second Floors): 21,170 SF

### UNIQUE FEATURES & AMENITIES

- **High-End Engineering:** Built tough with pre-engineered Butler® structural building with brick veneer steel stud wall panels and metal roof panels. Designed with the option to expand 60' to west.
- **Lighting & Ceilings:** Upgraded LED lighting in retail shop areas; exposed bar joists and structural framing throughout. Ceilings range from 14'-15.5' clear (retail) and 11'-12' clear (shop/storage) to 10'-12' clear with a sloped roof (second floor).



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## WORKPLACE UTILITY HIGHLIGHTS

### *Loading Amenities:*

- Exterior loading dock (7'-10" W x 9' H) with freight leveler
- Interior in-floor scissor lift (6' W x 8' L), set back 25' for easy vehicle/van loading.

### *Washroom & Facilities:*

- ADA-compliant male and female washrooms on the main floor.
- Shop washroom with toilet/sink.
- Second-floor includes two washrooms with showers and full kitchen.

## COMFORT AND SAFETY

### *Heating & Cooling Systems:*

- 10-zone in-floor heating on the main floor (with 2 new boilers installed in 2016)
- HVAC system for the second floor (added in 2003)

***Security & Connectivity:*** Equipped with security cameras (with onsite and remote access), door access systems, speakers for music/paging and CAT-5 cable wiring.

***Fire Safety:*** Full Sprinkler system for both floors.

## EXTRA FEATURES

***Parking:*** Exterior parking accommodating approximately 100 stalls.

***Out Building:*** Separate 30'x50' structure with electrical service—perfect for additional storage (unheated).



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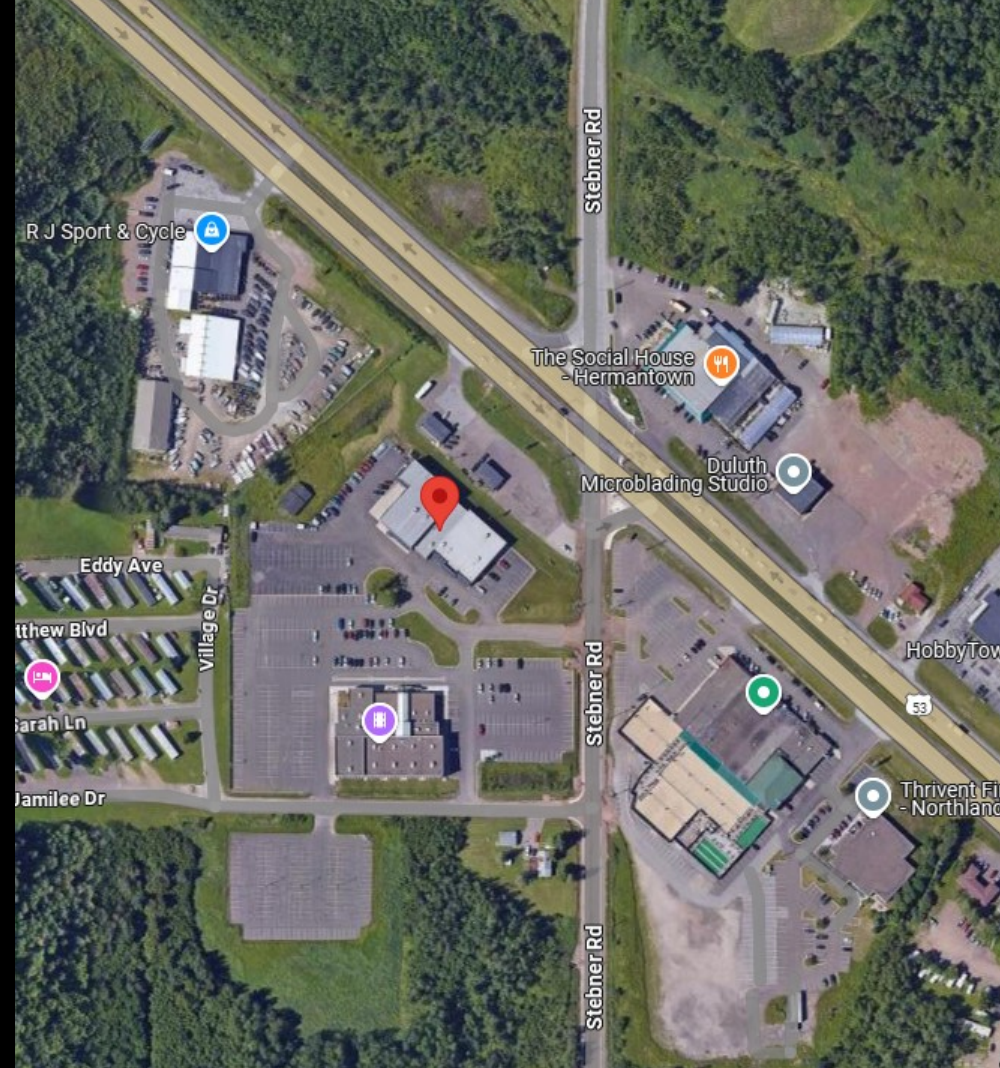
**4355 Stebner Road**  
**Perfect for so many users!**

This expansive and versatile property is perfectly suited for retail businesses, warehouses, and large-scale operations or mixed use businesses looking to grow their presence in a high-visibility, prime location. Its flexible layout also accommodates various configurations to suit your unique business needs.

**Your Business Potential Starts Here.**

Take advantage of this incredible opportunity to own one of the most strategically located commercial properties in the area that's ready to meet your needs today and grow with you tomorrow. This site promises unmatched functionality and adaptability.

**Contact us today for tours or further details!**



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