

4506 W 1st Street Duluth, MN
60,000 SF
Offered at \$6M



- #010-3597-00020
- 60,000 SF
- 2025 Taxes \$117,360
- 368x319
- Built in 1974



60,000 SF Warehouse
4506 W 1st Street, Duluth, MN
Offered at \$6M

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

10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin

All Information Herin Deemed Reliable but not Guarnateed

Logistically Prime!

60,000 Square Feet of Tilt-up concrete warehouse! This building is ideally located with easy access to Hwy 2 (Bong Bridge) in Wisconsin and I-35 in Minnesota. Drive-in door, loading docks, high ceilings, and vast open space make this a one-of-a-kind opportunity.



Prime Warehouse
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Offered at \$6M



Prime 60,000 SF Warehouse Opportunity 4506 W 1st St, Duluth, MN Offered at \$6M



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