

**1205 7<sup>th</sup> Ave East, Hibbing, MN 55746**  
**For Lease \$8.00 NNN**



 **Follmer**  
COMMERCIAL REAL ESTATE



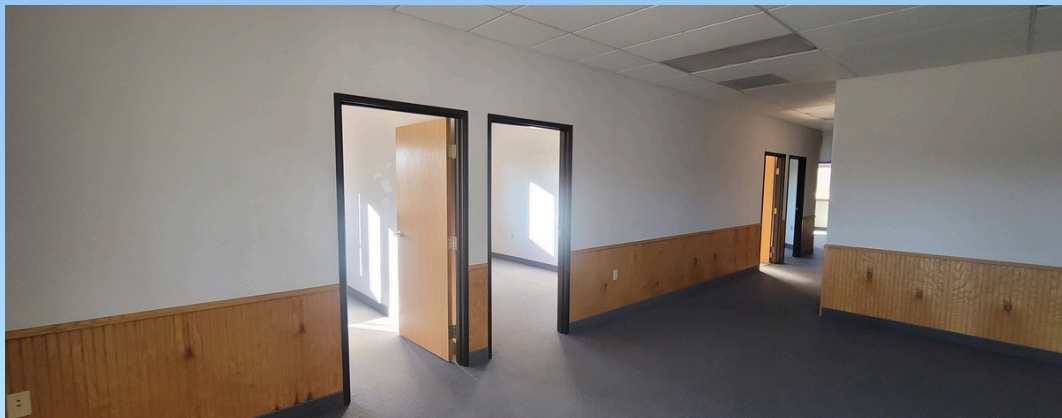
**1205 7<sup>th</sup> Ave East  
Hibbing, MN 55746  
For Lease \$8.00 NNN**

- 140-0270-00357
- 2025 Taxes \$8,454
- 7.15 Acres (414x750)
- 6,000 SF Warehouse
- 3,112 SF Office
- 12,000 SF Fenced Yard
- Built in 1997

**Perfectly sized. Just the right  
combination of warehouse /  
office / fenced storage.**

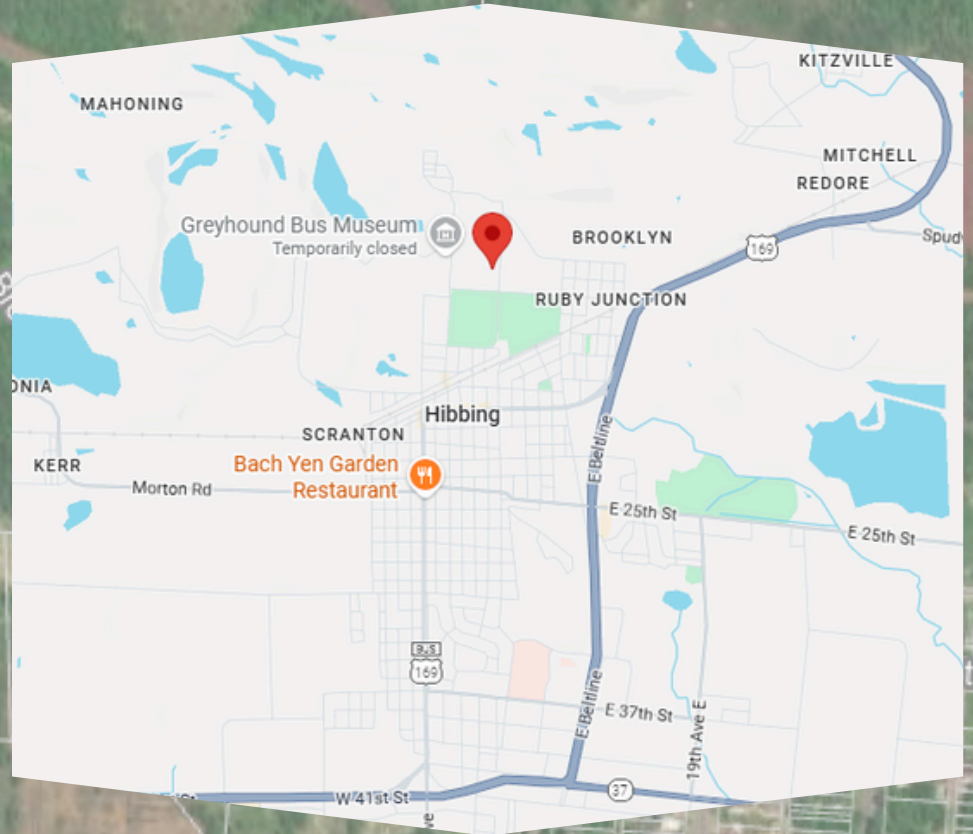
**Greg Follmer Broker MN/WI 218.310.0013 [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin  
All Information Herin Deemed Reliable but not Guaranteed



 **Follmer**  
COMMERCIAL REAL ESTATE

**1205 7<sup>th</sup> Ave E  
Hibbing, MN  
For Lease \$8.00 NNN**



**Greg Follmer Broker MN/WI 218.310.0013 [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin  
All Information Herin Deemed Reliable but not Guaranteed