

# 517 Garfield Ave

For Lease Opportunity  
11,684 SF Production Warehouse  
3,145 SF Office  
\$12/\$18 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 Herein Deemed Reliable but not Guaranteed



**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 Herein Deemed Reliable but not Guaranteed**



**517 Garfield Ave**  
**For Lease Opportunity**  
**11,684 SF Production Warehouse**  
**3,145 SF Office**  
**\$12/\$18 NNN**

*Craftsman's Dream*  
**OFFICE/WAREHOUSE**

**Great attention and consideration have been dedicated to this property. Featuring a Class A office buildout, solar panels, and a thoughtfully designed warehouse, it's primed for its next occupant. Ideally situated on Garfield Ave, it offers convenient access to Duluth, I-35, and the port.**



**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

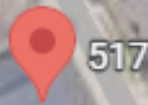
All Information Herein Deemed Reliable but not Guaranteed

Sound & Light Show



**Follmer**  
COMMERCIAL REAL ESTATE

ad City Windows  
Baths of Duluth



517



ComfortSystems

Contract Tile & Carpet



Northern Trends  
Building and Design

**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 Herein Deemed Reliable but not Guaranteed

Goodwill

