



Offered at \$1,495,000
555 W 25th St
Hibbing, MN 55746



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

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HEAVY METAL

The former Foundary is not just a property, it's an opportunity. An opportunity to situate your manufacturing operation in a prime, yet private, setting. This sprawling facility comes with office space, utility areas, a cafeteria, and ample land and parking, making it a unique and unparalleled choice for your business.

Strategically located in Hibbing, MN, the heart of Minnesota's Iron Range, the Former Foundary is a ½ way point between Duluth's shipping ports to the south, and Canada to the north. This prime location provides easy access to a large, skilled workforce and a high-quality lifestyle for your workers.

- 141-0050-01895
- 9.65 Acres
- 2025 Taxes \$23,052.00
- Private Well & Septic
- Manufacturing Building -
1968 - 31,518 SF
- Office - 1992 - 4,000 SF
- Utility - 1972 - 11,200 SF
- Utility - 1990 - 6,400 SF
- Utility - 19724 - 2,400 SF
- Cafeteria - 1999 - 2,736 SF

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