



FOR LEASE: Available Q3 2026

Rates Starting at \$11.00 NNN

MILLER BUSINESS PARK
5400 Miller Trunk Hwy.
Hermantown, MN 55811

MILLER BUSINESS PARK

**5400 Miller Trunk Hwy.
Hermantown, MN 55811**

- Site Size: 5.3 Acres
- Building 90'x364' - 32,760 SF
- 5,460-32,760 SF Spaces Available
- Additional Removable Mezzanines/Office: 750-4500 SF
- 28' Side Walls - Clear Span
- 6 -Loading Dock Doors
- 12 - 14'x16' Overhead Doors with Floor Drains
- 7" Reinforced Concrete Slab
- In Floor Hydronic Heating
- Separate Utilities
- 208 Volt 3 Phase Power
- 440 Volt 3 Phase Power Available
- Fully Sprinklered
- Meets Current Energy Codes
- Outdoor Storage Available



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

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

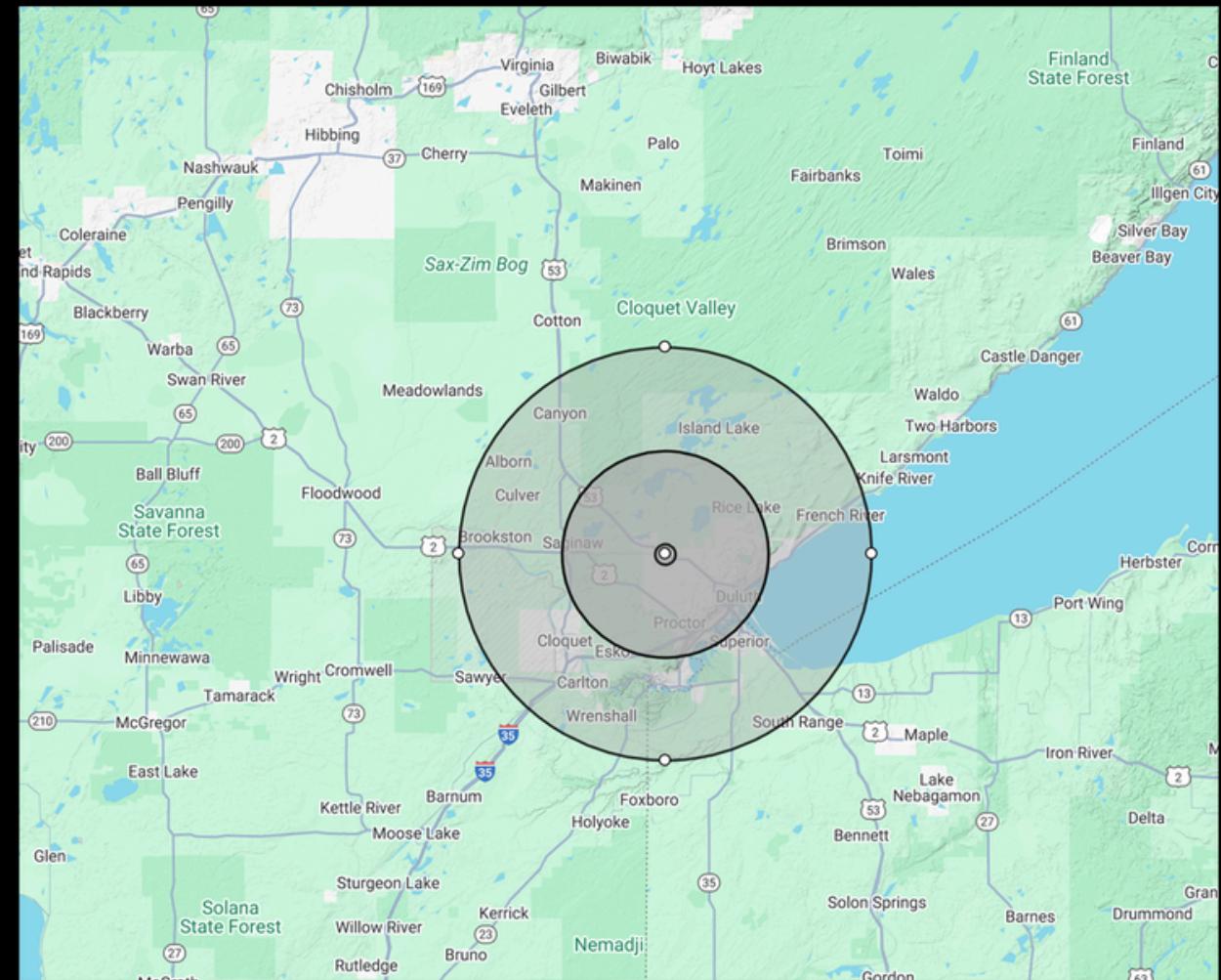
All Information Herin Deemed Reliable but not Guarnateed

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Close Proximity

Surrounding Population:
290,000+

- Duluth Airport 5.1 Miles
- Duluth Downtown 9.9 Miles
- Superior, WI 14.6 Miles
- Proctor, MN 8.3 Miles
- Cloquet, MN 19.1 Miles
- Virginia, MN 55.6 Miles
- Hibbing, MN 66.8 Miles
- Minneapolis, MN 154 Miles



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 **Follmer**
COMMERCIAL REAL ESTATE



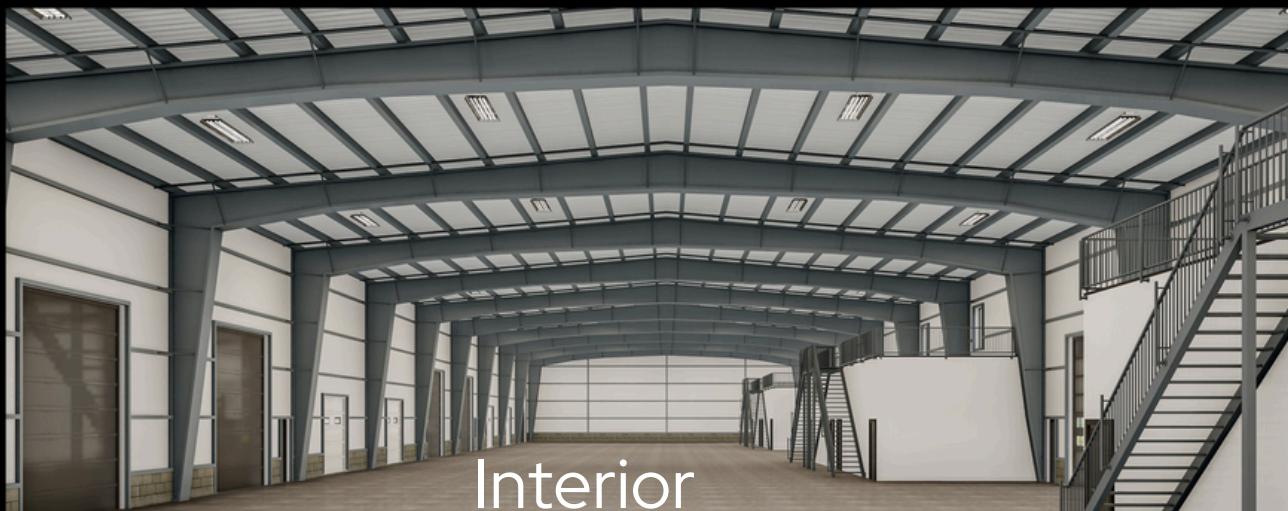
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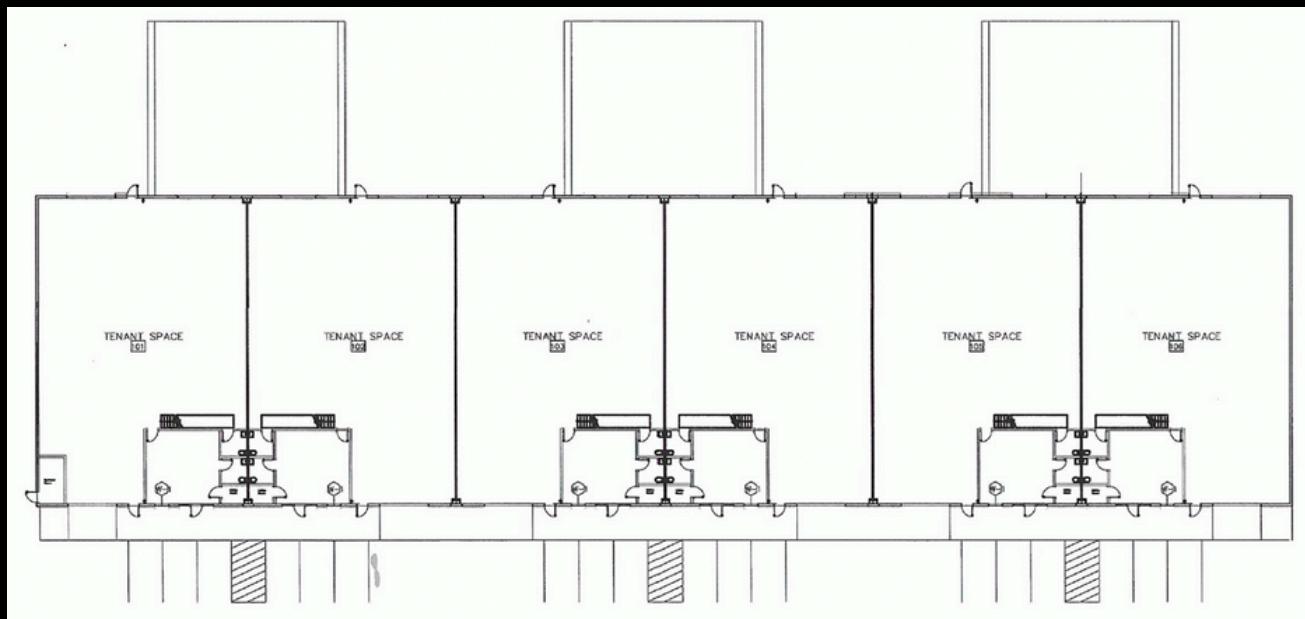


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Divisible into 6 units





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Building Elevation
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