



Prime Warehouse Opportunity

500 S 59th Ave. W., Duluth, MN

Offered at \$3,900,000



Waseca Industrial Park Warehouse

Greg Follmer, Broker MN & WI
218-310-0013
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230 E Superior Street • Duluth, MN 55802
218-310-0013 • www.GregFollmer.com
Licensed in MN and Wisconsin



PROPERTY INFORMATION

- Lot Size - 220x489
- Building Size - 61,788 SF
- 2019 RE Taxes - \$31,610.00
- Multiple Loading Docks
 - 14' Garage Door
- 18' ceiling height at sidewall
 - Ample outdoor parking
- Up to 30,000 SF may be available for owner occupancy.

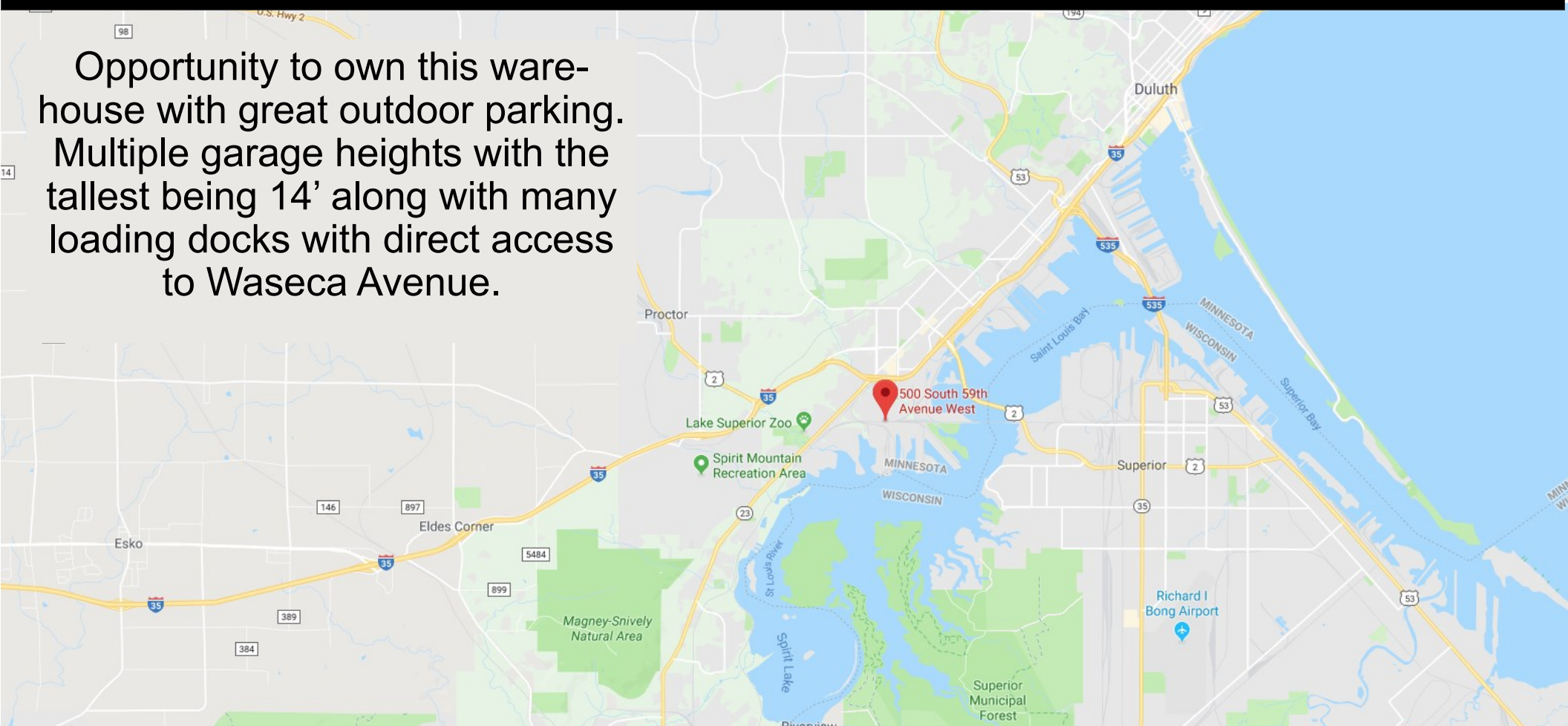


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Opportunity to own this warehouse with great outdoor parking. Multiple garage heights with the tallest being 14' along with many loading docks with direct access to Waseca Avenue.



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