

**Office Warehouse/Light Mfg. Facility**  
**5540 Colby Lake Rd.**  
**Hoyt Lakes, MN**



**For Sale \$1.45M**

- **Constructed/New in 2001**
- **29,000+/- Sq. Ft.**
- **4,400 Sq. Ft. Office Area**
- **Fully Sprinkled**
- **25' X 45' Bays**
- **17' Clear Height**
- **Three Dock Doors**
- **14' Drive-in Door**
- **480 Volt 800 Amp Power**
- **Mesabi Nugget and Polymet Nearby**



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This information is deemed reliable, but not guaranteed.