

# Office/Warehousing Facility

6100 Waseca St.  
Duluth, MN 55807



## For Lease/Sale

- Warehouse/Distribution Facility
  - 1979 Construction
  - 67,400 Sq. Ft. Ground Floor Footprint – portions already leased
    - 10,000 Sq. Ft. Heated Warehouse/Shop
    - 3,600 Sq. Ft. Office
  - 13,600 Sq. Ft. Mezzanine
    - 10,000 Sq. Ft. Unheated Storage
    - 3,600 Sq. Ft. Office – this area leased
  - 24' Sidewall Height and 34' Peak Height
  - Numerous Loading Docks
  - Sprinkler fire suppression system
  - Free Standing Garage Building
- 4.2 Acre site with good access to Interstate 35
- Flexible Floor Plan with Ability to Subdivide
- Competitive lease rates – will consider short or long term
- Public Warehousing possible



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