For Lease

15,000 SF Available

DIVISIBLE IN 5,000 SF SUITES

Duluth Industrial/Flex

2302 Nick Glumac Drive, Duluth, MN



Casey O'Malley
Senior Vice President
320 260 6815
casey.omalley@colliers.com

Andy Lubinski, SIOR
Vice Chair
952 221 8067
andy.lubinski@colliers.com

Aaron Whitmore
Vice President
612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Associate Vice President
952 200 6199
ethan.haglund@colliers.com

Justin Felix
Senior Transaction Manager
612 718 2234
justin.felix@colliers.com



The Opportunity

Prime new-construction industrial/flex opportunity in Duluth, Minnesota. The property features a modern flex office/warehouse building totaling 30,000 square feet, divisible into 5,000 square foot suites, providing flexibility for a range of users. Designed to accommodate light industrial, warehouse, and office operations, the building offers efficient layouts and contemporary construction. Located adjacent to Amazon's Duluth facility, the site benefits from excellent access, proximity to major transportation corridors and quality/new constriction, making it ideal for tenants seeking premier space.



Property Details

- Asking Rate: $13.00/SF NNN
- 15,000 square feet available
- ±5 Acres
- 6 loading docks
- 6 total 12’ x 14’ overhead doors
- Abundant parking
- 18’ - 22’ clear height
- New Construction
- ESFR Fire Protection
- LED Lighting
- Divisible in 5,000/SF suites

Exterior Photos

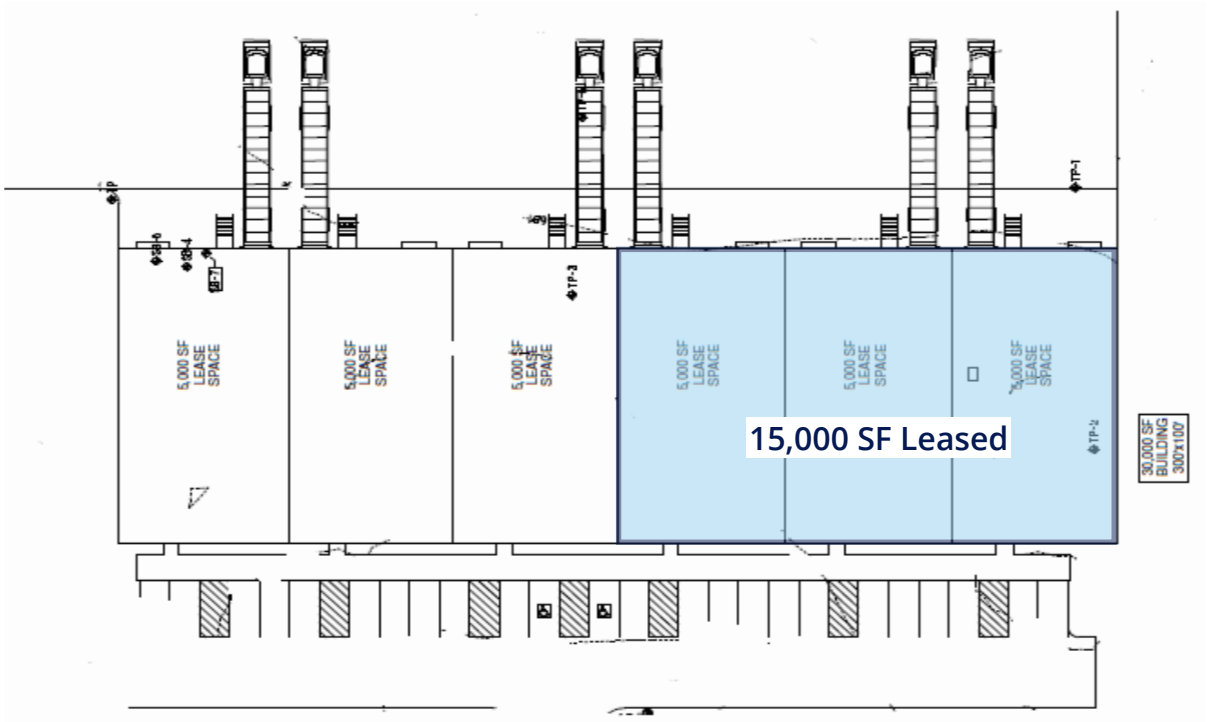


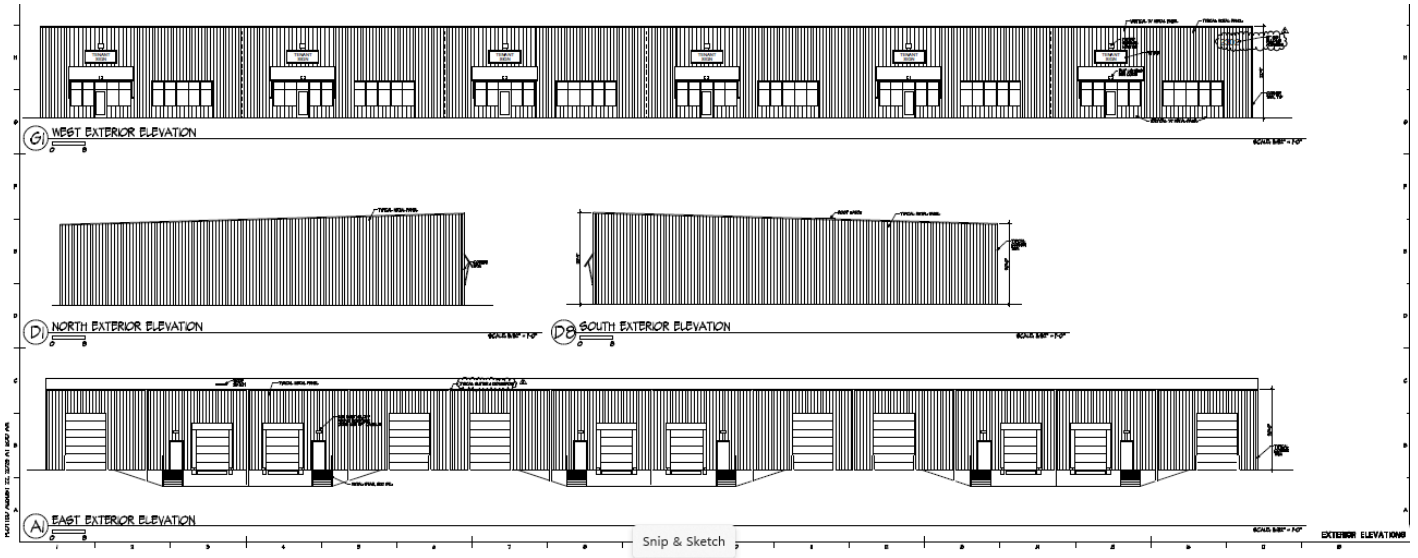






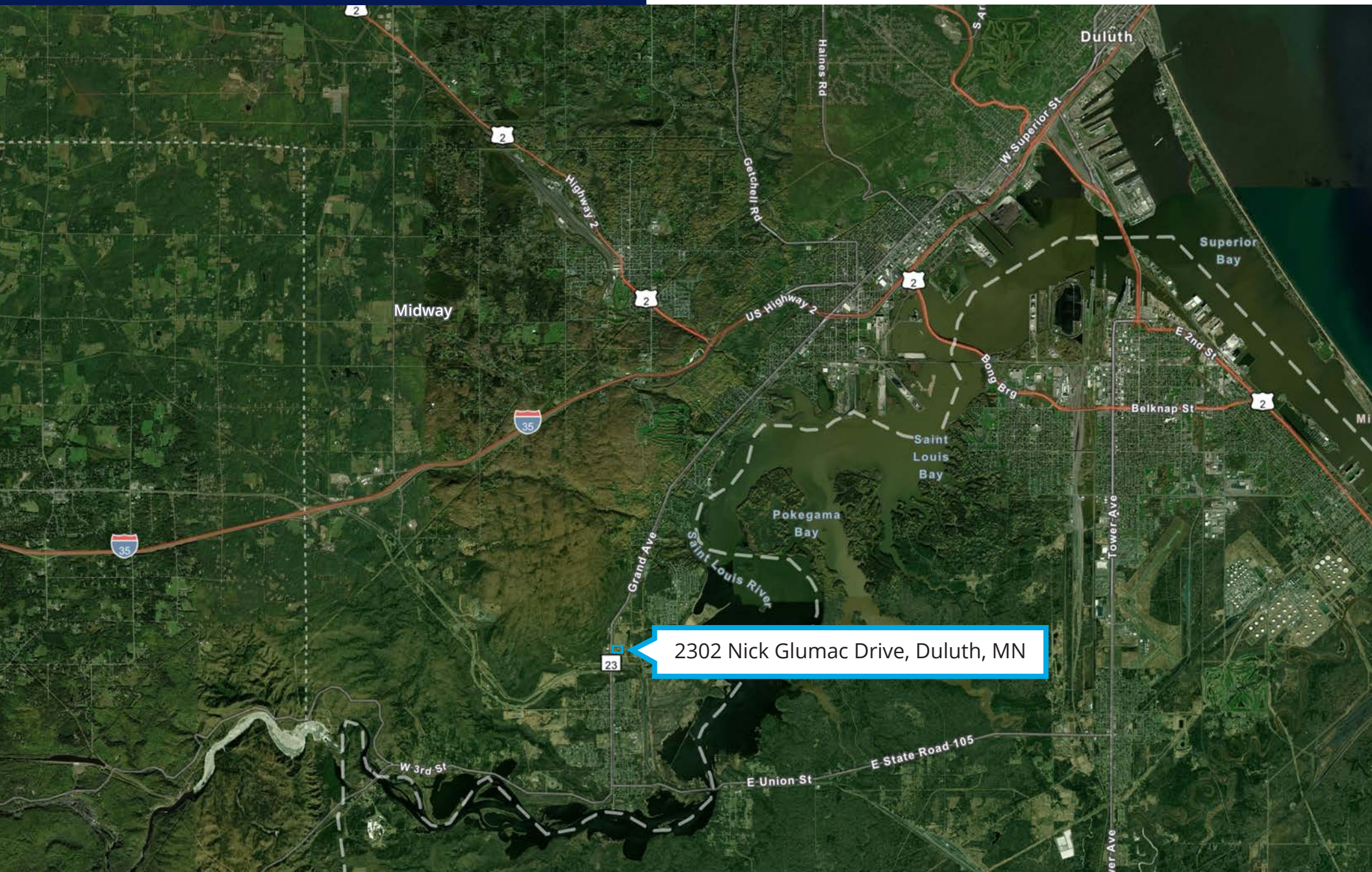
Floor Plan & Elevations





Snip & Sketch

Aerial Map/Location



Colliers | Minneapolis-St. Paul
1600 Utica Avenue South; Suite 300
Minneapolis, MN 55416
www.colliers.com/msp

Casey O'Malley
Senior Vice President
320 260 6815
casey.omalley@colliers.com

Andy Lubinski, SIOR
Vice Chair
952 221 8067
andy.lubinski@colliers.com

Aaron Whitmore
Vice President
612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Associate Vice President
952 200 6199
ethan.haglund@colliers.com

Justin Felix
Senior Transaction Manager
612 718 2234
justin.felix@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC