For Lease

15,000 SF Available

DIVISIBLE IN 5,000 SF SUITES

Duluth Industrial/Flex

2302 Nick Glumac Drive, Duluth, MN



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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
- 10 loading docks
- 5 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

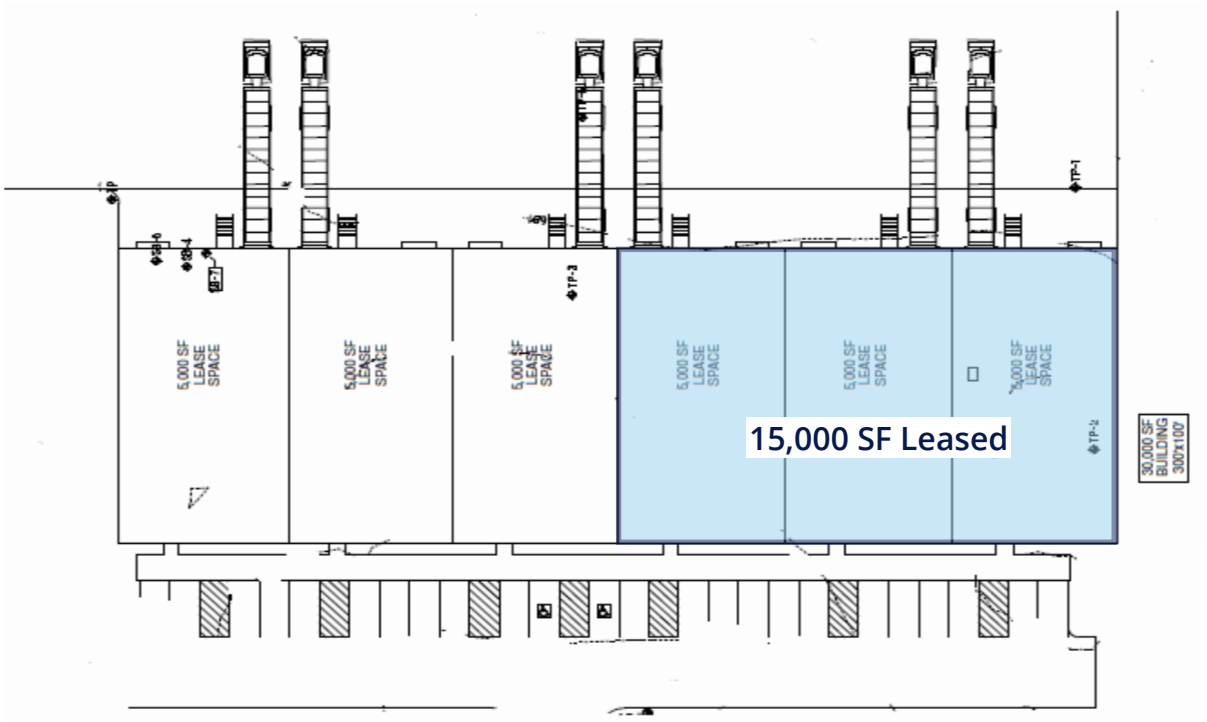


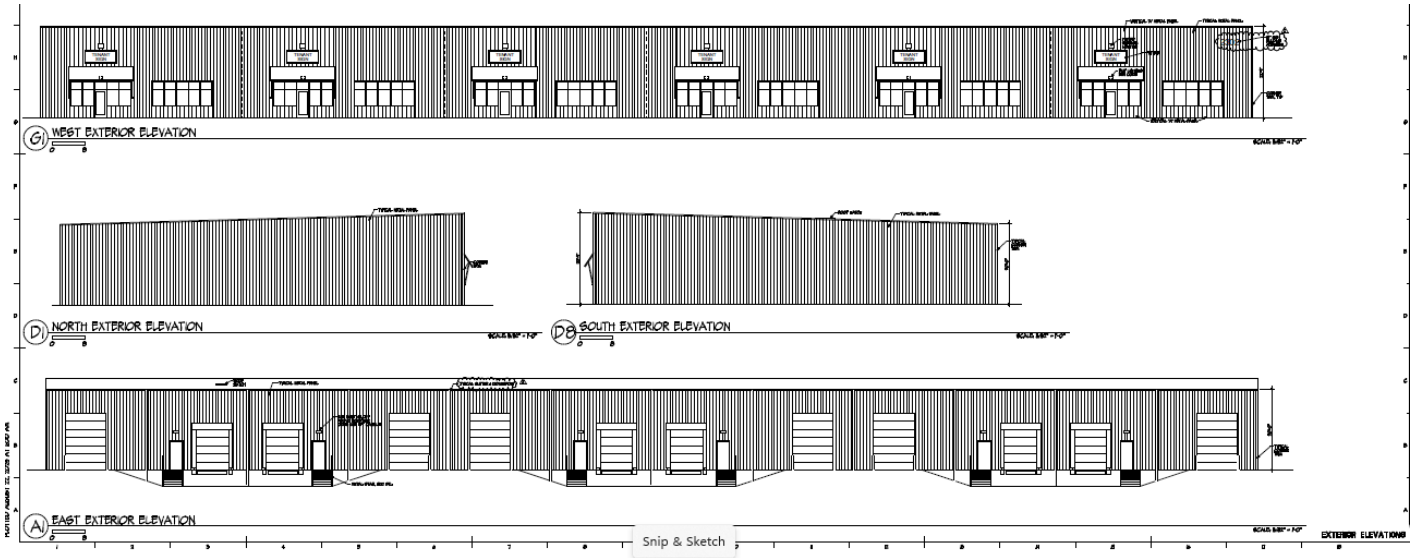






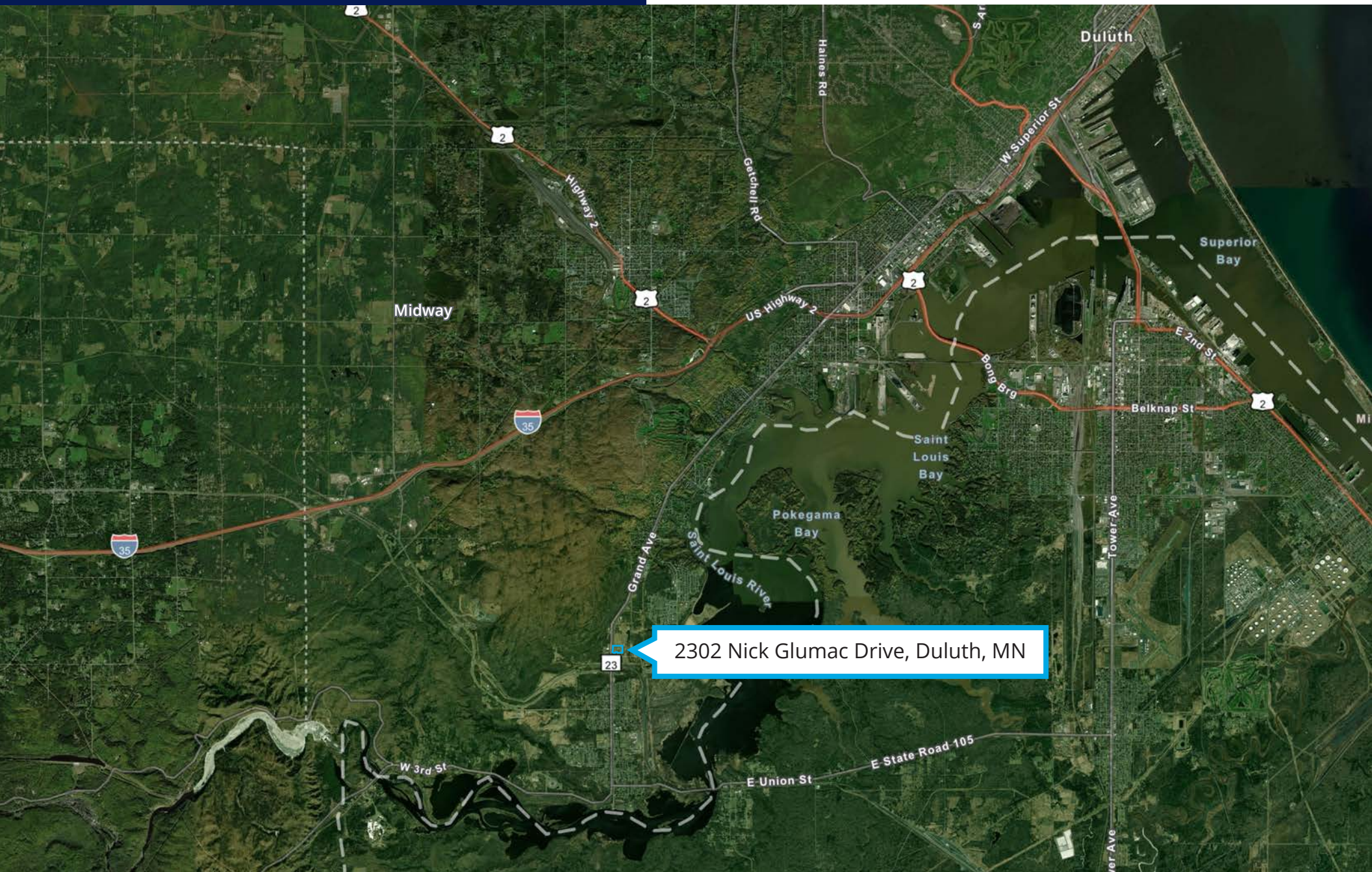
Floor Plan & Elevations





Snip & Sketch

Aerial Map/Location



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