

F FOR LEASE



4609 Grand Avenue ▪ Duluth, MN

Prime Grand Ave Location

Offered at \$9.50 NNN

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

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High Visibility!! This building boasts a little bit of everything! Great site in the Denfeld Retail corridor. Modern office buildout with great open concept designs, drive-in warehouse space and prime customer parking in front with employee parking in alley. Great logistical location at 46th Ave W & Grand Ave with awesome visibility on busy street.

Follmer for results.

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- 2022 Taxes \$60,936.00]
- Built in 1998
- 16,532 SF
- Ample Off Street Parking
- 300x132 Lot
- #010-3610-08730
- 4,757 SF of Warehouse
- 1 drive in door
- 10,825 SF of Retail/Office



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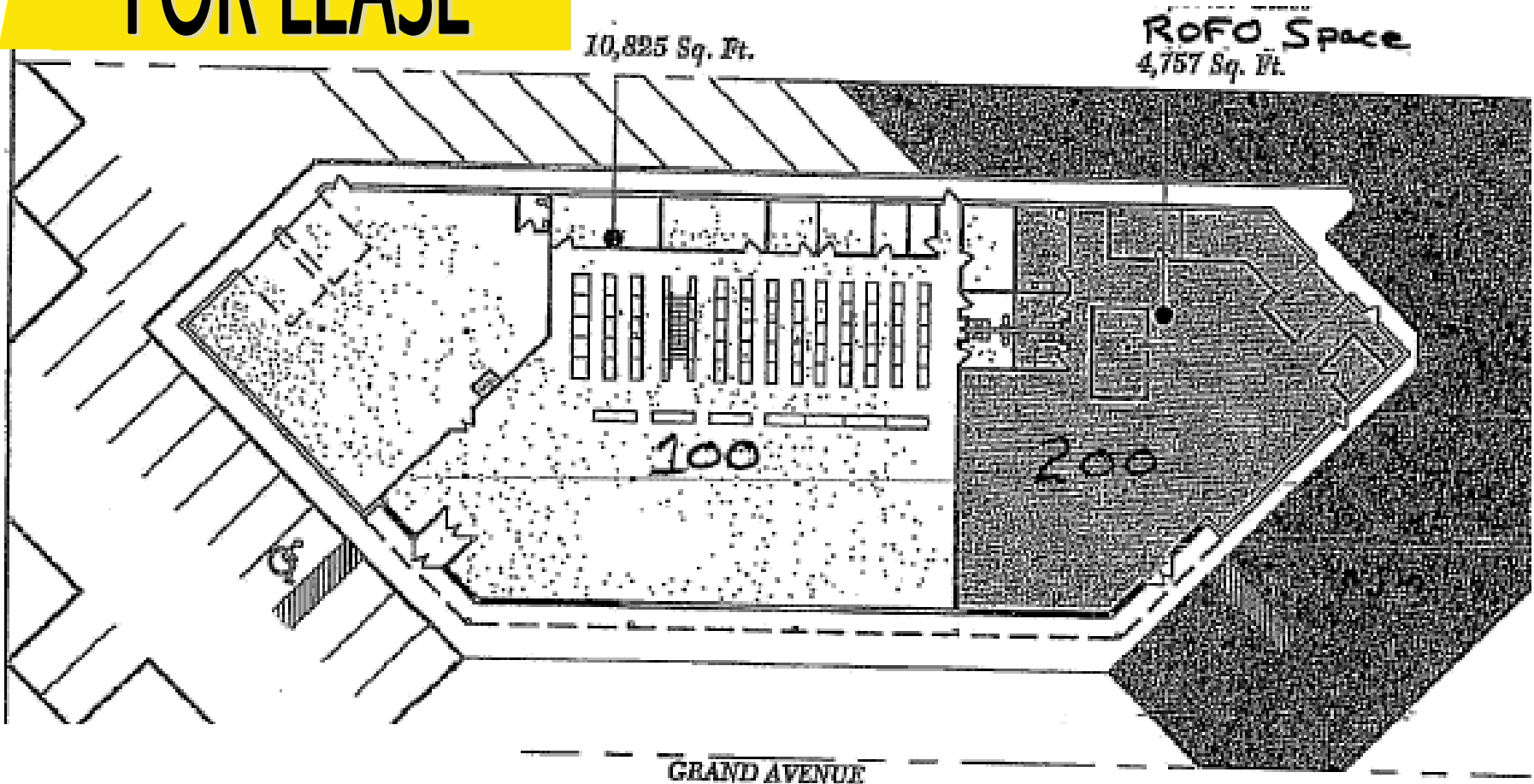


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