



1202 Maple Grove Road
Duluth, MN 55811

SPACE FOR LEASE

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Versatile 5,800 SF Office Warehouse Space in One of Duluth's Most Accessible Locations

Position your business in one of Duluth's most convenient commercial corridors. This flexible space at 1202 Maple Grove Road in the Miller Hill neighborhood offers a combination of warehouse/storage area and private offices, making it ideal for a variety of industrial, service, and commercial users.

A Flexible, Functional Space

Previously occupied by an auto glass company and most recently utilized for construction storage, this space offers the flexibility today's businesses need. Whether you're expanding operations, relocating, or looking for a combination of warehouse and office functionality, 1202 Maple Grove Road provides a practical solution in a highly accessible Miller Hill location.

Surprisingly Spacious

This property offers significantly more usable space than its exterior suggests. An in-person tour is the best way to appreciate its generous layout and flexible possibilities.

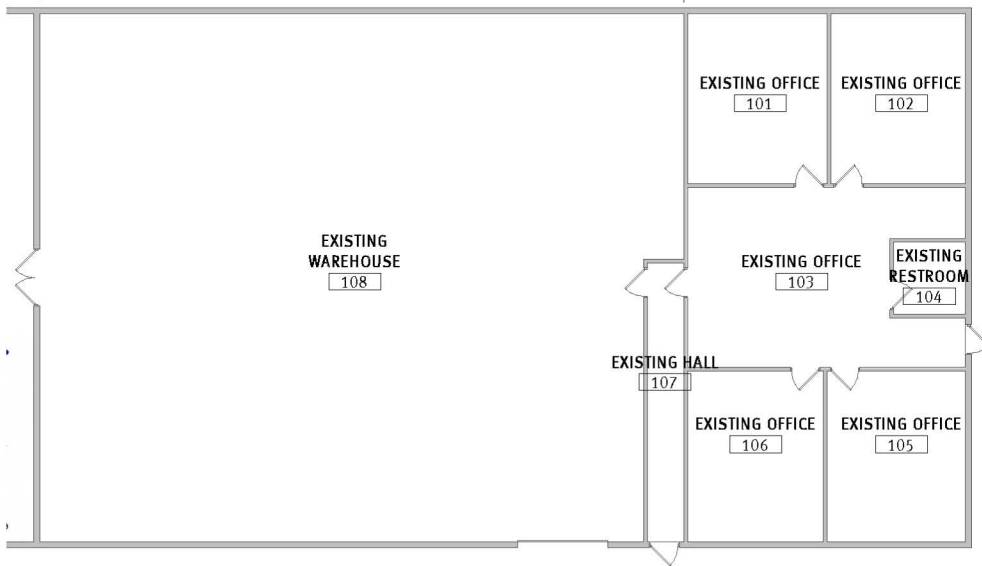


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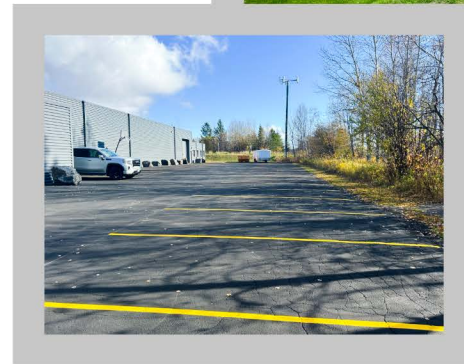
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Property Features

- 5,800 SF
- Large warehouse/storage area with overhead garage door access
- Smaller private offices and workspace
- Breakroom
- Flexible layout adaptable for a variety of uses
- Easy access to Arrowhead Road, Haines Road and Miller Hill
- Ample parking
- Adjacent to ETS performance



A Practical Solution for Trades, Storage, and Service Businesses

This versatile space may be well suited for:

- Contractors and construction companies
- Plumbing, electrical, HVAC, and mechanical businesses
- Landscaping and snow removal companies
- Auto detailing or specialty automotive services
- Glass and window companies
- Equipment rental and service businesses
- Distribution and logistics operations
- Material and inventory storage
- E-commerce fulfillment and warehousing
- Trades and fabrication shops
- Regional offices requiring warehouse support

To Learn More

If your business is in need of versatile office warehouse space in an accessible location, 1202 Maple Grove may be the ideal next step for you. Contact us at info@titaniumpartners.com / **218.461.4344** to learn more and to schedule a tour.

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