

Excellent Access Distribution Warehouse

2715 & 2701 Courtland St., Duluth, MN



Greg Follmer, Broker MN & WI
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All Information Herein Deemed Reliable but not Guaranteed

25,000 SF Available — Excellent Access

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Multiple Spaces Available

Excellent Warehouse Opportunity! Ample Parking

Perfect location for loading dock warehouse! Use for distribution, etc. Also has nicely finished office space. Lots of parking, great I-35 visibility. Excellent Shipping/Receiving Building.

2701 Courtland

25,000 SF Space—\$6.00+ Utilities

- Approx 1500 SF Quality Office Space
 - Drive-in doors at each end cap
 - Interior Ramp, many dock doors
- Unheated except office space but is fully insulated & finished and could easily be heated.

2715 Courtland

3,000 SF—\$2,100+ Utilities

- Steel Frame
- Radiant heat
- ADA Restroom
- Small shipping/receiving office
- 10' drive in door / good parking

