

TITANIUM

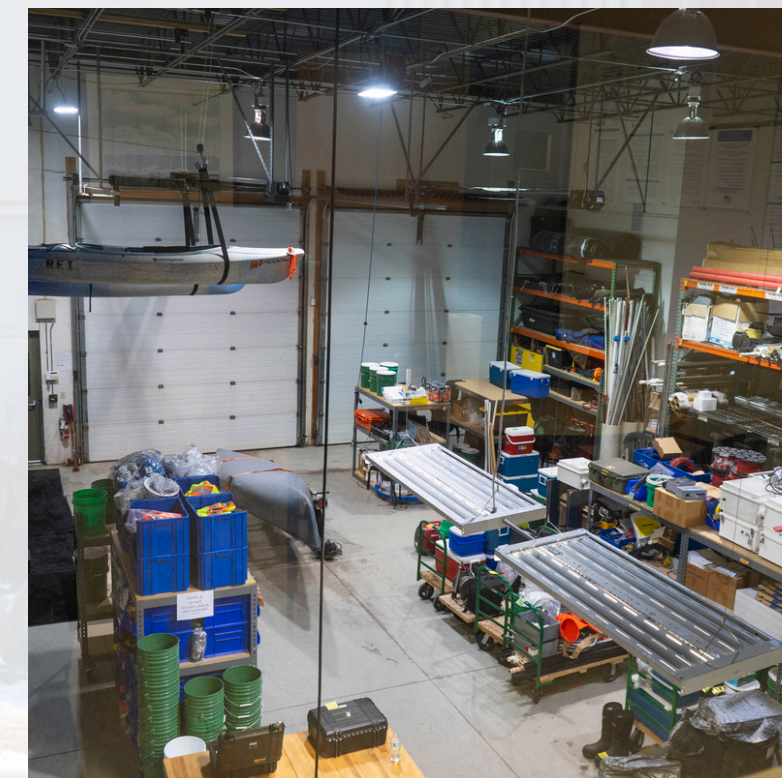
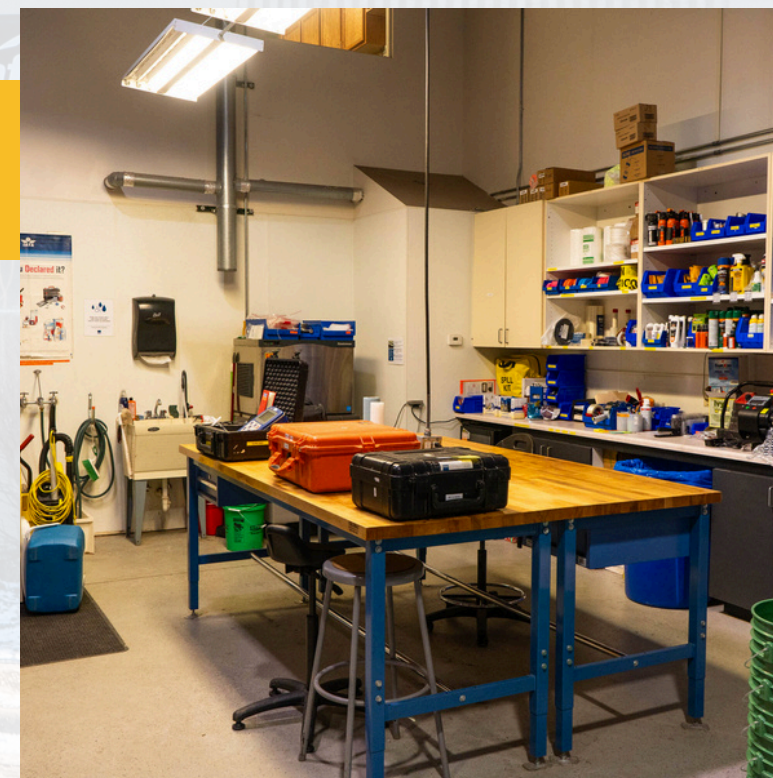
Office | 1 Spaces Available | 4,200 Sq. Ft. Available

Lincoln Business Center



2314 W Michigan St Duluth, MN 55806

TitaniumPartners.com



INVESTING FOR THE FUTURE

OFFICE SPACE FOR ANY GROWING BUSINESS

LINCOLN BUSINESS CENTER

ADDRESS: 2314 W Michigan St
Duluth, MN 55806

PRICE: \$14 SF / YR

AVAILABLE SQUARE FOOTAGE

4200 Sq. ft.

HIGHLIGHTS

20 ft Ceilings
14 ft Doors
3,000+ St. ft. of Warehouse

PARKING

Off-Street Available

PROPERTY TYPE

Office / Warehouse

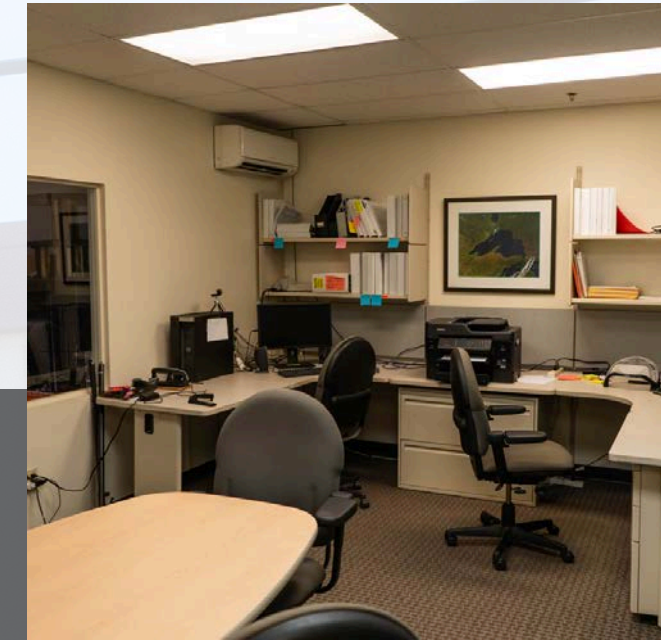
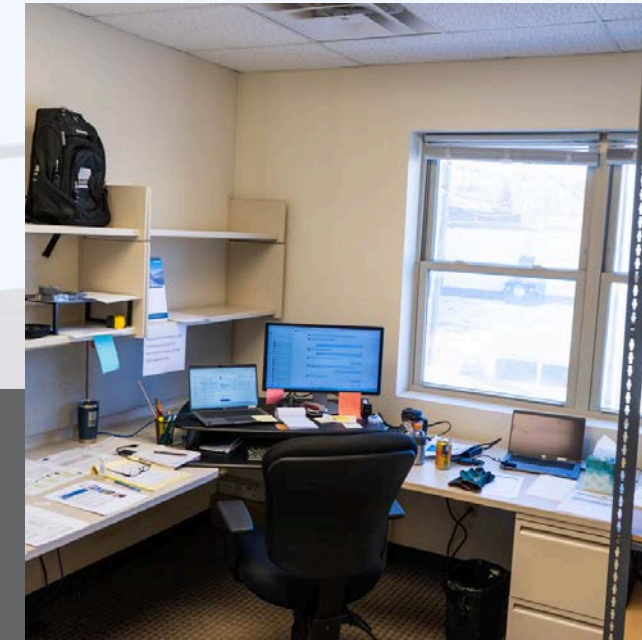
Unique Warehouse Space!

With a large warehouse equipped with 14ft garage doors, ample office space, and a fantastic location this property is perfect for any construction, service, or manufacturing business

TITANIUM

PERFECT FOR GROWTH

This space is perfect for businesses looking to rapidly grow, with multiple private offices, a warehouse space, a kitchenette, and off-street parking it conformably fits 10-15 employees



BUILDING SIZE: 4,512 sq. ft.

BUSINESS TYPE OFFICE

CEILING HEIGHT: 20 Ft

PARKING Off-Street Available

AMMENITIES:

- Off-street parking
- Kitchen
- Warehouse space
- Highly Visible Next to Highway
- Large garage doors
- Great location next to the heart of Lincoln park

AVAILABLE UNITS:

1 Available Units

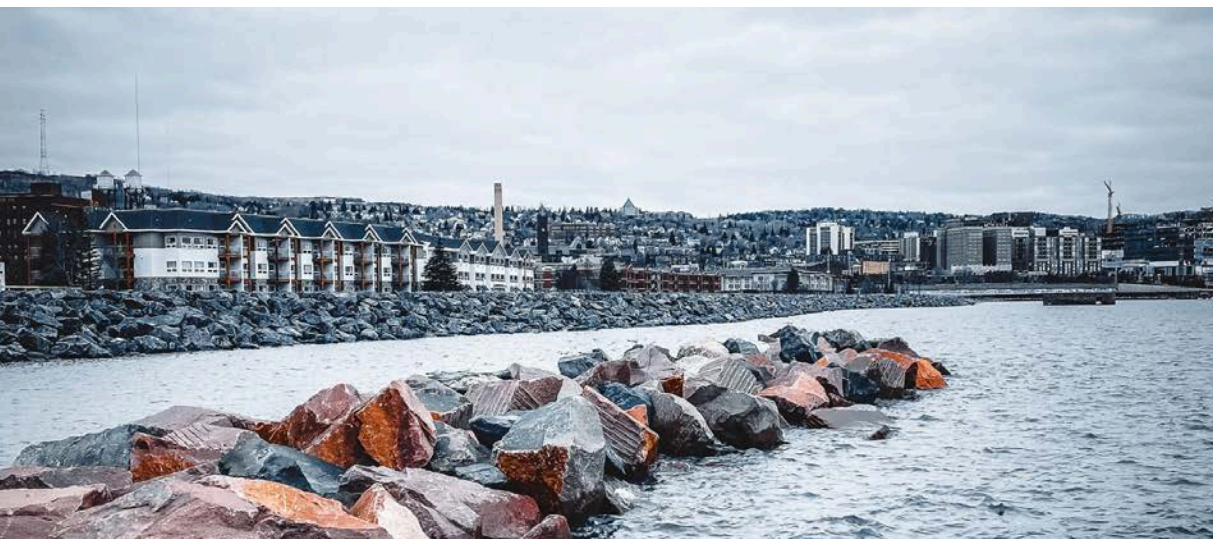
Lease Terms:

Flexible lease terms

DULUTH, MN BUSINESS VIEW

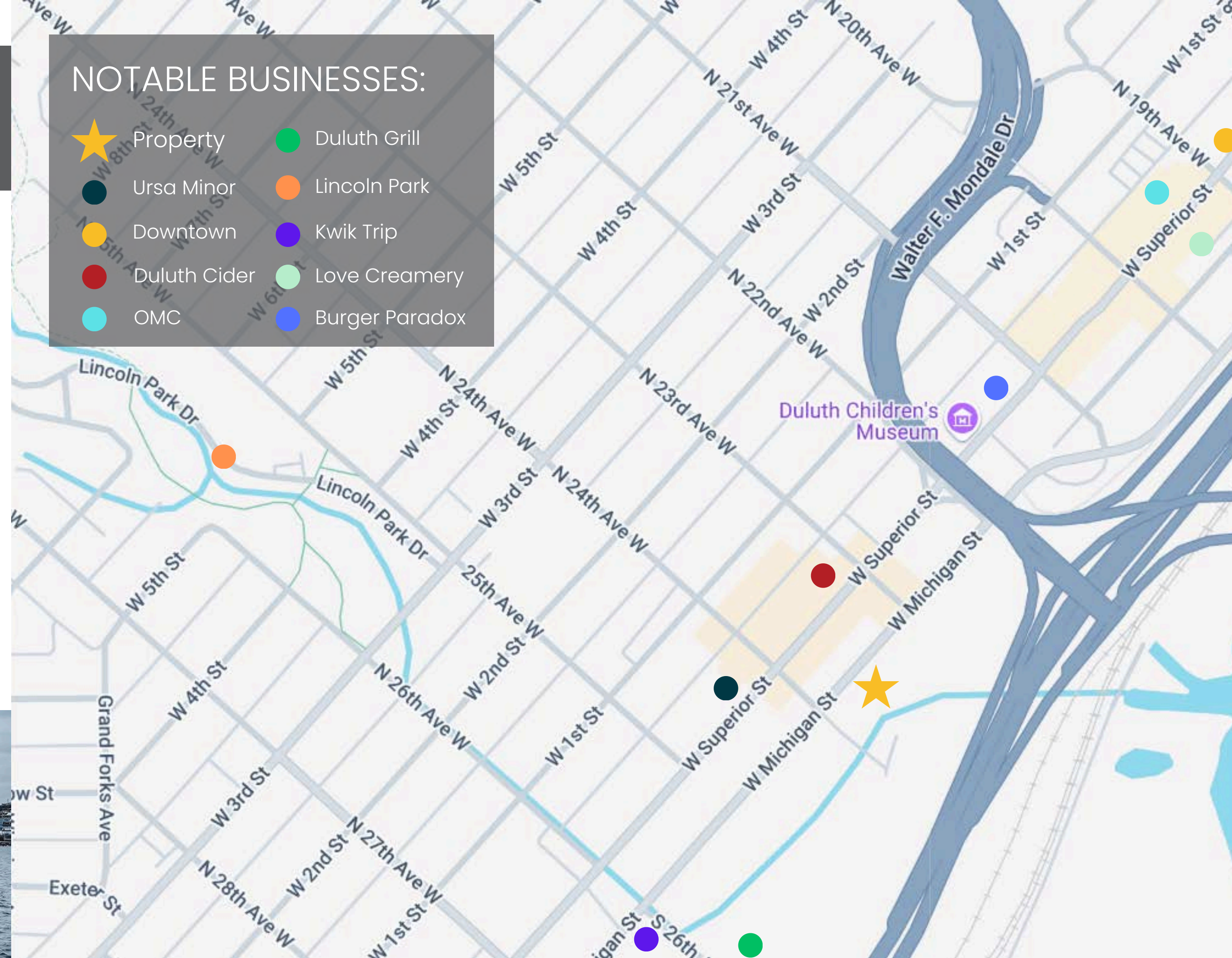
Duluth offers a unique blend of outdoor adventures and cultural richness. With a surrounding population of around 127,000 residents, this vibrant city boasts historic charm, a thriving arts scene, and access to breathtaking landscapes, making it an ideal location for those seeking a distinctive and welcoming community.

Duluth's connection to the outdoors is not just a backdrop but a way of life. With an extensive network of trails, parks, and waterfront access, residents can effortlessly transition from cityscape to nature escape. The city's commitment to sustainability and green initiatives underscores its dedication to preserving the breathtaking landscapes that surround it. Whether exploring the vibrant arts community, savoring local flavors at the burgeoning culinary scene, or simply enjoying the tranquility of Lake Superior, Duluth provides a nuanced living experience that goes beyond the postcard imagery.



NOTABLE BUSINESSES:

- ★ Property
- Ursa Minor
- Downtown
- Duluth Cider
- OMC
- Duluth Grill
- Lincoln Park
- Kwik Trip
- Love Creamery
- Burger Paradox





LEASING AGENT

Brady Erickson
License: MN 40503294

berickson@titaniumpartners.com

TITANIUM

INVESTING FOR THE FUTURE

PARTNERS

Titanium Partners expert team offers a mixture of unrivaled customer service combined with years of asset management experience. We offer next-level service with local expertise.

TITANIUM

Development | Management | Investment | Brokerage

QUESTIONS?

berickson@titaniumpartners.com

INVESTING FOR THE FUTURE