

**F** **FOR SALE**



## **Multi-Use Industrial Site**

**3200 West Superior Street ▪ Duluth, MN**

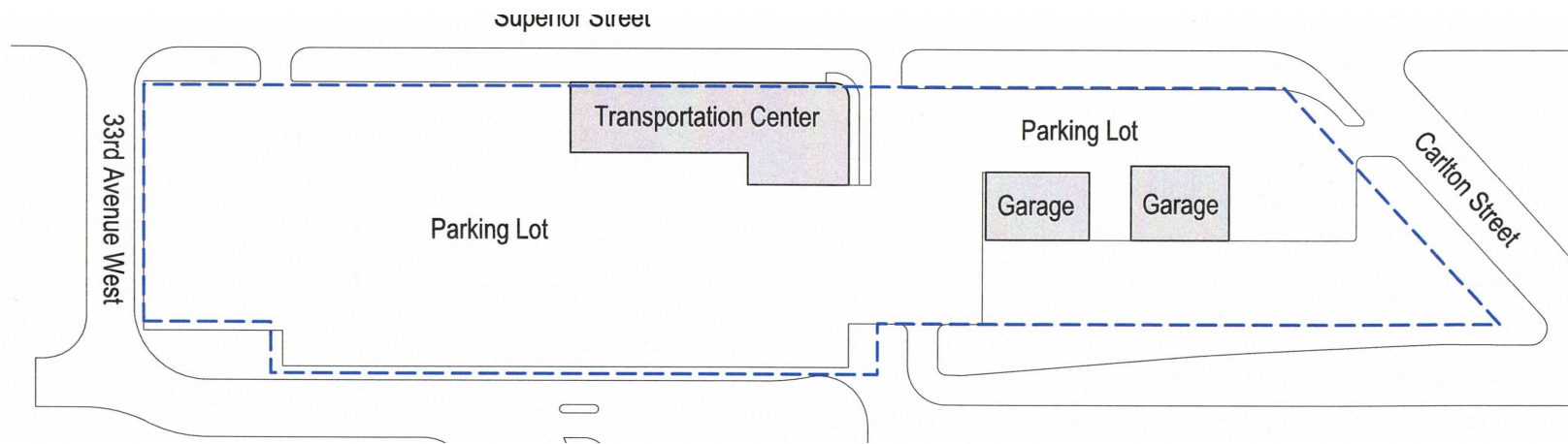
**Offered at \$995,000**

**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

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

**All Information Herein Deemed Reliable but not Guaranteed**

Exceptional Opportunity to acquire a versatile multi-use Industrial site strategically located in the thriving Lincoln Park neighborhood of Duluth! This prime property offers immense potential for a variety of Industrial, Manufacturing, Warehousing or Commercial uses. With it's advantageous location, it is an ideal investment for businesses seeking to expand or establish a presence in a highly developing and visible area!



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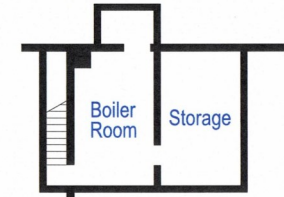
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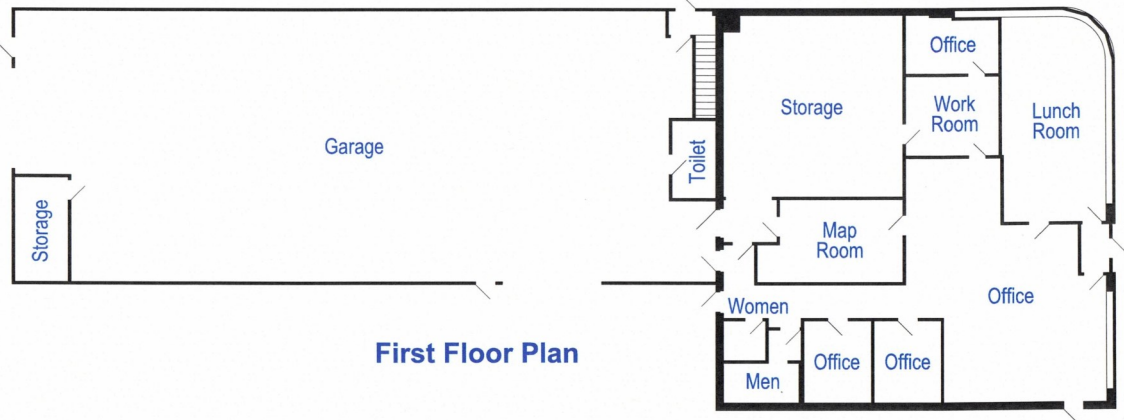


Zoned MU-B, accommodating industrial and commercial uses.

2.6 acre site provides ample space for growth, parking and future development.



Basement Floor Plan



First Floor Plan

Transportation Center  
3200 West Superior Street

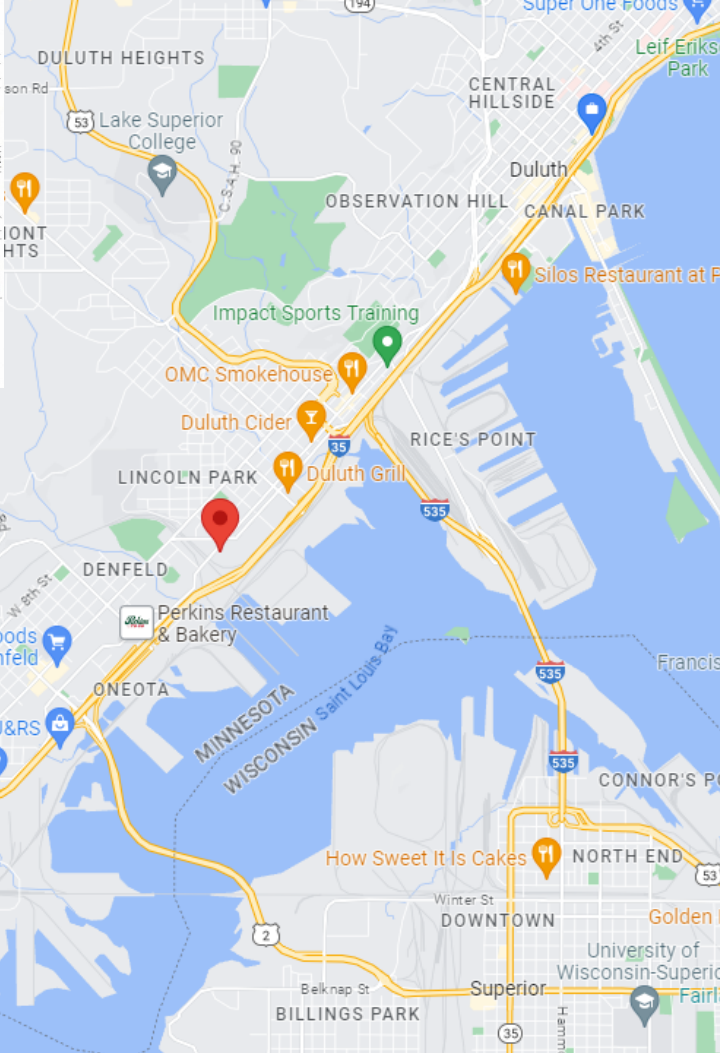


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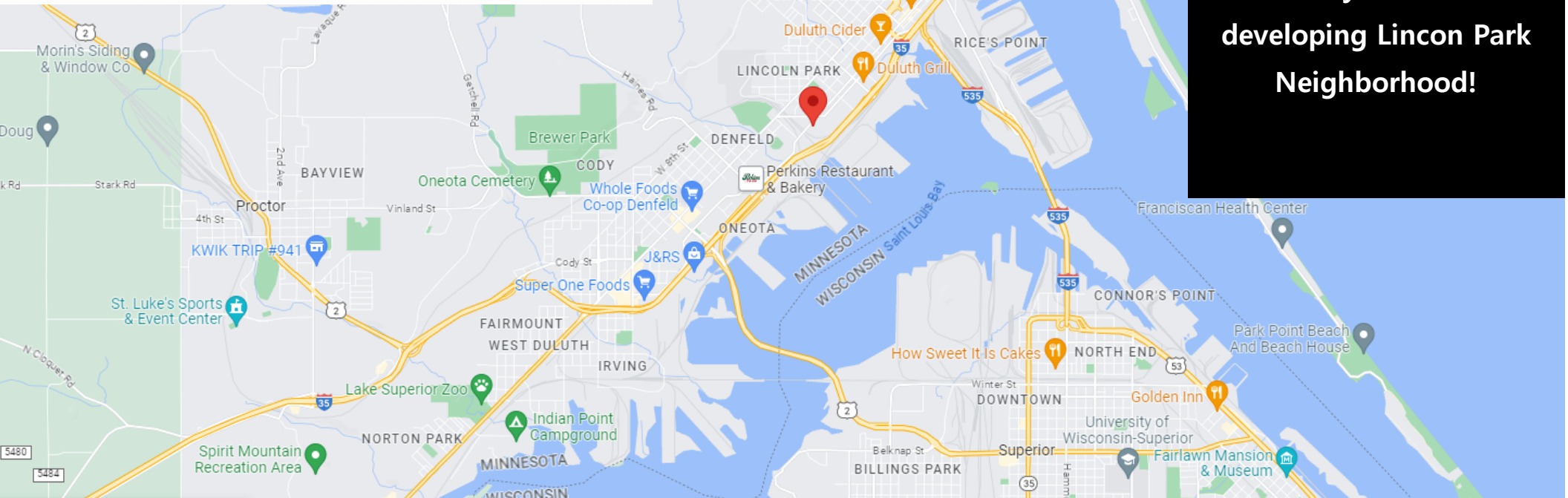
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**Don't miss the chance to have a Prime Site situated at a crossroad of great traffic, access, visibility and in the developing Lincoln Park Neighborhood!**



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