

# Light Manufacturing/Warehousing Facility

4440 Venture Avenue

Duluth, MN 55811



## For Lease \$4 & \$6/sq. ft.\*

- **9,800 sq. ft. office/warehouse space available**
  - Flexible – will discuss leasing what you need
  - Two loading docks
  - Interior dock-high loading
  - Drive-in door
  - Office area with showroom space
- **Located in Duluth's Airpark or a corner lot**
  - Near the Duluth Int'l Airport
  - Easy access to US Highway 53

\*\$4 warehouse & \$6 office plus CAM charges



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[www.holappa.com](http://www.holappa.com)

This information is deemed reliable, but not guaranteed.