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Here is the Newest Opportunity on East Central Entrance!

FOR SALE:

2.2 acres of vacant land located at the crest of the Duluth hillside.

This parcel may very well be the most technologically advanced site in all of Duluth. There is the capability of redundant 3 phase power and dual provider OC48 fiber optics. Your company will have global access from the very beginning. Not to mention a state-of-the-art building constructed to your specifications. This site is zoned C5, Professional Development. You have the opportunity of designing a site plan or using the approved site plan that includes the building footprint, parking, landscaping and retention plans.



525 E. Central Entrance... Asking Price \$950,000



1405 Miller Trunk Highway • Suite 600 • Duluth Minnesota • 55811

(218) 727-0064

www.cmrasells.com

Miller Trunk Highway 53 Becomes Central Entrance/ MN Highway 194 as you travel toward Lake Superior.



The property is located at 525 East Central Entrance.



There is a 623' drop in elevation from here to here.

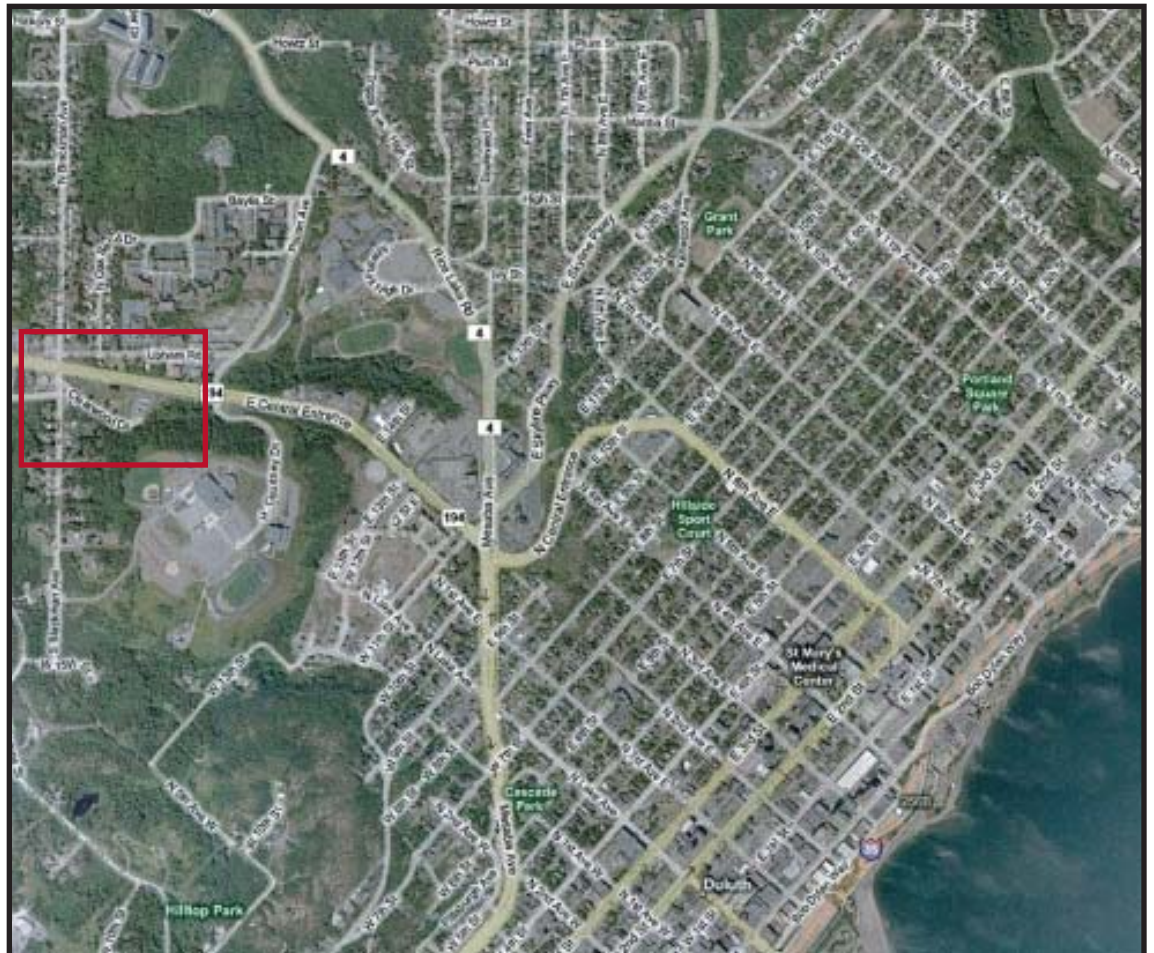


Potential building specifications along with site data. Purchase the land or we can arrange a long term lease!

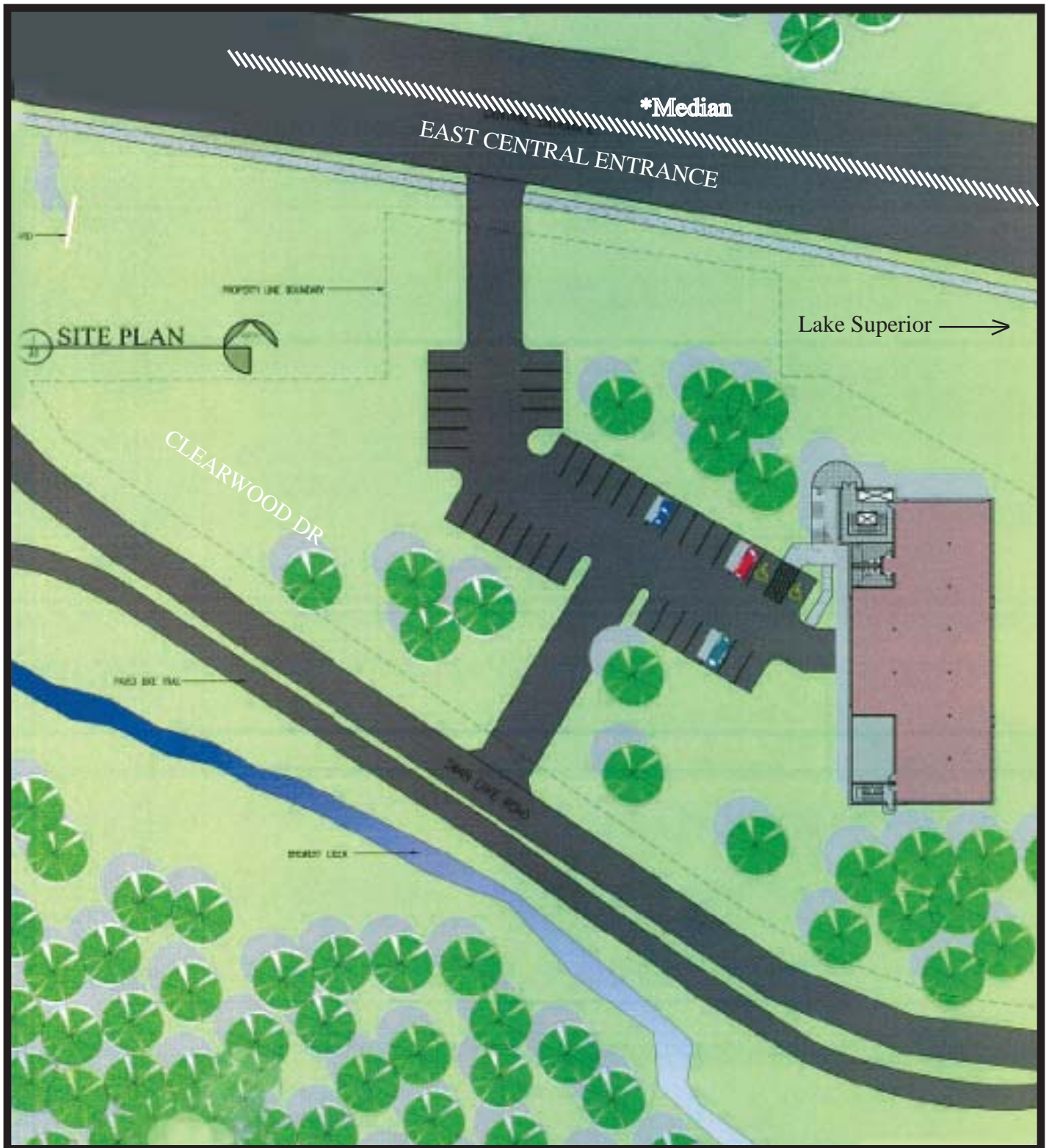
“CLASS A” PROFESSIONAL BUILDING SPECIFICATIONS:

- 9,922 Square feet per floor
- Three floors (each floor has lake views)
- ADA accessible throughout
- Central Entrance access
- MN Power - Redundant 3 Phase
- Charter Communications fiberoptics
- Qwest Communications fiberoptics
- Elevator
- Right-in, right-out access
- 20,400+ cars per day traffic count
- 90,000 Square foot parcel
- 39,088 Square foot total building
- Beautifully landscaped lot
- Plans for ‘Green Technology’
- 4 minutes to downtown Duluth
- 6 minutes to the Miller Hill Mall
- Digital video, high-speed data internet and long distance phone bundle
- Preliminary plans available

This prime location is 623' above the lake, with nothing to obstruct the visual path to the water.



Adapt these plans or develop the perfect site plan to fit your specific needs.



With ease of access from Highway 194/East Central Entrance and circular exiting on Clearwood Drive the development flows with traffic patterns, old growth trees and an unobstructed view of the valley, Lake Superior, the Harbor and Downtown Duluth.



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