PORT OF DULUTH
POSITIONED FOR GROWTH.

Waterfront, Industrial & Commercial Real Estate

Duluth Seaway Port Authority
Anchoring the western tip of the Great Lakes-St. Lawrence Seaway trade corridor, Duluth has emerged as a multi-modal cargo hub for the industries that drive this economy. Few ports can move goods faster or cheaper to key markets in the nation's heartland or across the Atlantic. We've got connections.
RICE'S POINT / CLURE PUBLIC MARINE TERMINAL

The Clure Public Marine Terminal covers 120 acres at the center of the Duluth-Superior harbor and serves as the Port Authority's primary area of operation. In addition to serving as the only breakbulk/general cargo freight facility in the harbor, the Terminal offers industrial land and building space for lease directly to private businesses.

Additional features include:

» 2,500 ft. of loop track served by four (4) Class I railways (CN, BNSF, UP & CP)
» Immediate access to major interstate highways
» 6,000 feet of dock face dredged to 30-foot depth
» Foreign Trade Zone #51
» 230,000 sq. ft. of industrial buildings for lease
» Access to 360,000 sq. ft. of warehouse & 40 acres of lay down for storage
MAKE DULUTH YOUR PORT OF CALL

DOCK C & D PROPERTY

The Port Authority has engaged in a $16M redevelopment project on this former grain elevator site, with major infrastructure improvements expected to be ready for service in 2016. This 28-acre site will offer a shovel-ready development opportunity for transportation-dependent industries.

Features of the redevelopment include:

» New rail spur served by Canadian Pacific and BNSF
» Immediate access to major interstate highways
» 1,600 feet of new sheet piled dock wall, dredged to Seaway depth
» Dock surfaces rated to 2,000 psf
» New Ro-Ro Dock
» General security fencing and lighting
» Clean site free of adverse soil contamination issues
GARFIELD & ELM
The Port Authority thinks big, but knows your real estate needs might be small. The property at Garfield & Elm offers a smaller industrial footprint in close proximity to the Clure Public Marine Terminal and the multi-modal transportation resources your business needs.

Features include:
» Approx. 3.5 developable acres
» For sale or lease
» Build-to-suit options
» Leasable office space available in adjacent building via separate owner
» Adjacent land also available via separate owner
WEST DULUTH INDUSTRIAL PARK

The Port Authority is working with U.S. Steel to clean up a 123-acre portion of its 600+ acre former Duluth Works property in West Duluth's Morgan Park neighborhood. This site is intended to serve as the home of the Port Authority's next industrial park, with a focus on providing development options for heavy industrial operations.

Site features include:

» Lot configurations ranging from 10 to 120 acres
» Located adjacent to the Canadian National Steelton railyard
» Convenient access to major interstate highways
» Public infrastructure, including roads and utilities, to be funded and built by the Port Authority
» Build-to-suit options available
» Get in on the ground floor and have a site plan customized to the needs of your operations
THE PERFECT PLACE TO LAND

DULUTH AIRPARK

Moving away from the water, the Port Authority serves as the lead developer at Duluth Airpark, a 300-acre light industrial/commercial business park located adjacent to the Duluth International Airport. Since its conception in the 1980s, this industrial park has grown to house around 40 businesses and more than 800 employees.

Properties offered by the Port Authority:

» Four (4) buildings available for lease with a combined 75,000 sq. ft.
» Twelve (12) shovel-ready land lots ranging from 1 to 4.5 acres
» Maintained city streets and utilities at the curb
» Geotech data available on several lots
» Land costs starting at $65,000/acre
The Port of Duluth is a great place to grow your business, and the Duluth Seaway Port Authority is the industrial development partner you need. We invest in infrastructure, develop sites, build buildings and retrofit facilities to meet the needs of growth-oriented companies like yours.

Duluth Seaway Port Authority

Your Industrial Development Partner

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DULUTH DELIVERS THE GOODS

We think outside the box when handling containerized, heavy lift, breakbulk or project cargo. Whatever the job – bundles, crates, pallets, super sacks or huge, heavy equipment – Duluth has the muscle and know-how to move cargo quickly and safely. Trust our world-class reputation for seamless transport.

“When it comes to designing end-to-end transportation solutions, utilizing Duluth’s multimodal facility makes possible a single-line, cross-border rail haul that creates huge benefits for our customers.”

David Walker, Senior Manager, CP Logistics Solutions
Duluth’s strategic location, robust facilities and outstanding customer service make it the port of choice for moving breakbulk and heavy lift cargoes safely and efficiently through the heartland of North America.

The Clure Public Marine Terminal – this Port’s only general cargo terminal – is owned by the Duluth Seaway Port Authority and operated by Lake Superior Warehousing Co., Inc. This partnership has earned Duluth a world-class reputation for efficient cargo handling and secure delivery.

Duluth has become a designated route for shippers of dimensional cargo. Located at the western tip of the Great Lakes St. Lawrence Seaway, the Port of Duluth anchors a fast, flexible multimodal freight network that extends across the U.S. and Canada. It boasts better road and rail clearances into the interior of North America than any other port – with few bottlenecks to delay schedules or raise costs.

Voted Top Port in North America by Railway Industrial Clearance Association
With the best road and rail clearances to and from the interior of North America, our port has been able to specialize in full-service dimensional and heavy lift cargo handling.

Our breakbulk terminal is engineered for large capacity jobs and multimodal connectivity.

- Experienced stevedores with cargo handling skills second to none
- Four Class 1 Railroads – BNSF, CN, Canadian Pacific, Union Pacific
- Congestion-free roads with direct access to I-35 and major freight corridors
- Three general cargo berths with a total dock face of 2,620 ft. (798.6 meters) at Seaway depth and a RO-RO dock
- On-dock rail for direct transfer and loading, plus a loop track available for unit trains
- Twin gantry cranes with individual lift capacity of 81 metric tons and tandem-pick capacity of 120 metric tons, with higher capacity cranes at laydown
- Storage and staging capacity that includes 40+ acres of secure outdoor space plus 360,000+ sq. ft. of warehouse space
- Foreign Trade Zone status for duty-free storage and staging
- Value-added, onsite services include container packing/unpacking, custom crating, fixture change-out and component separation for large project cargo, plus ship servicing and fueling

"It takes collaboration to coordinate the logistics of dimensional freight delivery and determine the safest, most expedient routes. Mn/DOT works with the Port to maximize land-haul efficiencies and ensure Duluth's continued key role in worldwide transportation."

Ted Coulanos, Supervisor for Transportation Permits, Mn/DOT
Anchoring the western tip of the Great Lakes-Seaway trade corridor, the Port of Duluth has emerged as a "cargo hub" for the crucial industries that drive our economy including wind energy, steelmaking, forest products and oil/gas production.

**Time is money.** Few ports can move cargo faster or cheaper to key markets in the nation's heartland than the Port of Duluth. To save on transportation costs, our trade experts collaborate with an established network of rail and truck service providers and logistics companies to determine the safest, most expedient routes for large, dimensional freight. Duluth delivers with professionalism, attention to detail and an unwavering commitment to customer satisfaction.
DULUTH DELIVERS
HEAVYWEIGHT PERFORMANCE

Whether you are moving dimensional equipment for oil and gas production, wind energy cargo, or other huge, heavy industrial components, we deliver a heavyweight performance that reduces risks and lower costs.

But more important than the hardware with which we handle these cargoes, is the expertise we bring to every job. We focus on safe, cost-effective, door-to-door service which is why, when it comes to handling “heavy” transports, you’ll want to come to Duluth.

"Our company has a long-term relationship with Lake Superior Warehousing; we store critical reactors and separators at its facility. We presented the company with a Vendor Excellence Award, an honor received by only 1% of our suppliers."

Brian M. Cook, Vice President Supply Chain Management, North West Redwater Partnership
The Port of Duluth is a centralized distribution hub that easily serves sites throughout North America. Customers in the energy, steel and forest products industries use our extensive warehousing and secure outdoor facilities as a transload center in their supply chains. Our Foreign Trade Zone status also allows cargo to be stored duty-free while awaiting delivery to final destinations.

Loads of experience. Practical know-how. The Duluth Seaway Port Authority and Lake Superior Warehousing are well known and trusted for accuracy, reliability and world-class productivity. You will appreciate the logistics expertise and technical skills of our workforce. From water to road and rail, Duluth delivers seamless transport.

- Skilled workforce
- No labor issues
- Careful cargo handling
- Logistics management
- Competitive rates
- On-time delivery
NO JOB TOO BIG, NO DETAIL TOO SMALL

We continually strive to surpass customers' expectations. To expand capacity, we've embarked on a major dock rehab project to further link water, road and rail. We look forward to working with our global and domestic trade partners on additional import/export projects.

DULUTH DELIVERS FOR YOU!

Contact us today and learn how the Port of Duluth can get your cargo moving in the right direction.

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Duluth delivers heavyweight performance

WHATEVER YOUR BREAKBULK OR PROJECT CARGO HANDLING NEEDS, LEAVE THE HEAVY LIFTING TO US.

Duluth Cargo Connect anchors the western edge of the Great Lakes St. Lawrence Seaway System and boasts the best road and rail clearances to and from North America’s heartland. Plus, our Foreign Trade Zone status affords customers duty-free storage and staging.
Seamless transport, loads of experience

Experts in dimensional and heavy-lift cargo, Duluth Cargo Connect meets the supply chain needs of a range of industries, linking North America’s heartland to markets around the world.

Spanning nearly 150 acres, our terminal is engineered for large capacity jobs, secure storage and multimodal connectivity.

By water, road and rail

Congestion-free roads, direct access to three major freight corridors and the Great Lakes-Seaway

Fast, flexible rail connections with BNSF, CN, CP and UP – all Class I carriers

On-dock rail for direct transfers, loop track for unit trains to access warehouses and laydown

Full-service, multimodal hub

Experienced stevedores with transloading skills second to none

Five general cargo berths at Seaway depth, plus a new Ro-Ro dock

Twin rail-mounted gantry cranes and higher-capacity cranes at laydown