



Potential for Future Use St. Louis River Industrial Properties

88th Avenue W, Duluth, Minnesota 55808



Images from left to right: Wetland and environmental restoration on the site, two new manufacturing businesses at the site and an area of restored habitat on the 54th Avenue peninsula on site.

Site Name: St. Louis River/Interlake/Duluth Tar (SLRIDT) portion of the St. Louis River Superfund Site

Size: 90 acres of land and 165 acres of dock slips and St. Louis River sediment

Existing Site Infrastructure: Areas ready for reuse have excellent access to rail and highway; the SLRIDT part of the site has limited water infrastructure but is close to existing water, gas and sewer infrastructure.

Readiness for Reuse: A reuse assessment for the SLRIDT part of the site, completed in 2017, identified potential for industrial and commercial redevelopment in the near term.

Use Restrictions: Activity and use restrictions are in place. Additional planned restrictions will limit activities that could potentially impact the remedy.

SETTING:

- The St. Louis River site is located in western Duluth, Minnesota, and includes part of the St. Louis River estuary and an industrial, transportation corridor. Two areas located four miles apart and designated as state Superfund sites make up the site.
- The St. Louis River/Interlake/Duluth Tar (SLRIDT) part of the site includes 90 acres of land and 165 acres of dock slips and St. Louis River sediment.
- The city of Duluth successfully developed a light industrial park within and around the SLRIDT part of the site – uses include light manufacturing, transportation and storage, and commercial businesses.
- The Minnesota Pollution Control Agency (MPCA) is overseeing the final stages of cleanup at the SLRIDT part of the site. City leadership is supportive of redevelopment.
- Surrounding land uses include industrial, residential and ecological uses (St. Louis River estuary).
- Surrounding population : 0.5 mile, 0 people
2.5 miles, 6,068 people | 4 miles, 9,185 people.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

REMEDIAL STATUS:

- Parts of the site are in different phases of cleanup and different agencies are leading cleanup. MPCA is the lead agency overseeing cleanup and enforcement at the SLRIDT part of the site.
- Most required cleanup actions are complete at the SLRIDT part of the site. MPCA is overseeing several remedy maintenance activities and wrapping up institutional control implementation. A 2016 reuse assessment identified 8 acres suitable for new industrial and commercial development with an additional 80 acres in active industrial use.
- Institutional controls to protect the remedy are partially in place and expected to be fully implemented in the near term.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/st-louis-river