



Venture Circle
Airpark, Duluth

BUILD TO SUIT

Contact:



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titaniumpartners.com

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PARTNERS

BUILD-TO-SUIT LAND OPPORTUNITY Venture Circle | Airpark | Duluth

Titanium Partners is pleased to offer a prime development opportunity in Duluth's premier industrial hub.

Position your business for long-term success with this build-to-suit land opportunity on Venture Circle - located within one of the region's most established and business-friendly industrial districts. Whether you're expanding, relocating, or developing a custom facility, this site offers the flexibility, access and infrastructure modern operations demand.



Flexible Build-to-Suit Potential

- Custom facility design tailored to operational needs
- Ideal for office, technology, warehouse, service or light industrial uses
- Opportunity for lease
- Professional setting within a growing business corridor

Strategic Location Advantages

Airport proximity

Conveniently located near the Duluth International Airport, supporting efficient regional and national travel, logistics, and air-related business operations.

Established business environment

Join a thriving industrial and commercial district designed to support manufacturing, service and operational industries.

Excellent regional connectivity

Easy access to major transportation routes, retail services, and workforce population centers.

Position Your Business for What's Next

Secure a customized development opportunity in one of Duluth's most sought-after industrial locations. Venture Circle offers the flexibility to build for today and grow for tomorrow. **Contact us to learn more about build-to-suit options, pricing and development details.**

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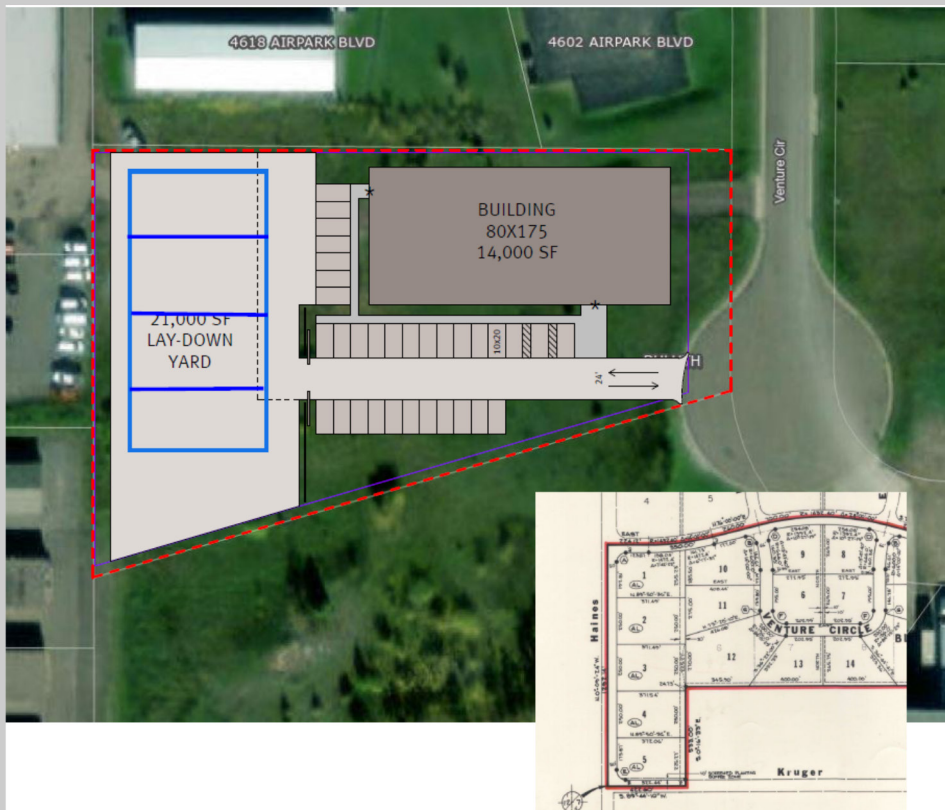
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To learn more,
please contact:

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titaniumpartners.com/portfolio



PARCEL 010-0143-00110
LOT SIZE: NORTH = 408.44'
EAST = 139.8'
SOUTH = 426.08'
WEST = 275'
CITY OF DULUTH ZONING: MU-B

CITY OF DULUTH MU-B ZONING REQUIREMENTS:

SETBACKS:
EAST: FRONT YARD (GENERAL) = 25'
SOUTH: SIDE YARD (ADJACENT TO RESIDENTIAL USE) = 6'
NORTH: SIDE YARD (GENERAL) = 0'
WEST: REAR YARD (GENERAL) = 0'
MAX HEIGHT OF BUILDING (GENERAL) = 60' (SEE BELOW FOR AIRPORT OVERLAY)
PLANNING COMMISSION APPROVAL IS REQUIRED FOR DEVELOPMENT
50-15: MU-B DEVELOPMENT STANDARD:
ALL TRUCK LOADING/UNLOADING AND MANEUVERING AREAS SHALL BE IN SIDE OR REAR YARDS, WITH DUST FREE SMOOTH HARD SURFACE AND CURBS. TRUCK CAN NOT BACK INTO LOADING AREA.
50-18.2-1: AIRPORT OVERLAY DISTRICT:
AIRPORT SAFETY ZONE C
HEIGHT RESTRICTIONS PER ITEM D.
50-19: PERMITTED USES PER TABLE 50-19-0
50-24-1: OFF-STREET PARKING
EXAMPLE USE: OFFICE: 2.5 SPACES/1000 SF
LANDSCAPING AREAS INSIDE PARKING MIN 6' WIDE
50-24.7 PARKING LOT DESIGN STANDARDS
REFER TO CHART IN ZONING CODE
50-24.8: OFF STREET LOADING
ONE SPACE PER 20,000 SF
50-25.4: LANDSCAPING
INTERIOR PARKING AREA: 10% LANDSCAPE COVERAGE
TREE COVERAGE OF PARKING: 30%
50-26: SCREENING REQUIRED FOR:
OFF STREET LOADING
MECH / ELEC EQUIPMENT
DUMPSTERS
50-29: SUSTAINABILITY STANDARDS
3 POINTS REQUIRED, REFER TO TABLE 50-29-1
50-30.2: DESIGN STANDARDS
APPLICABLE, REFER TO SECTION
30% OF EXTERIOR WALLS SHALL BE BRICK, STONE, CONC OR MASONRY

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