



Ready for Reuse

Former Baldwin Industrial Property

1190 Yellow Water Road, Baldwin, Florida 32234



Images from left to right: Sign advertising site's availability, horses grazing outside capped disposal area, and view of the capped disposal area.

Site Name: Yellow Water Road Superfund Site

Size: 14 acres

Existing Site Infrastructure: Water, electricity and gas are available next to the site.

Readiness for Reuse: Site is ready for commercial and industrial reuse. Parts of the site are used for horse and cattle grazing. The site owner is marketing the property for sale. A home is located on a 1-acre portion of the site.

Use Restrictions: Use of the 3-acre capped disposal area is restricted. Groundwater use is also prohibited.

SETTING:

- Site is located in a rural commercial and residential area in Duval County, Florida. The site is about a mile south of the city of Baldwin and 20 miles west of Jacksonville.
- The site is less than a half mile from a rail line.
- The site is zoned for commercial and industrial land uses.
- Surrounding land uses include homes, undeveloped rural land and recent residential construction within a half-mile of the site.
- U.S. Interstate 10 is located just north of the site.
- Site access is via a private dirt road that connects to two-lane Yellow Water Road.
- About 926,255 people lived in Duval County in 2016.

REMEDIAL STATUS:

- A salvage operation for transformers operated at the site between 1981 and 1983.
- Former facility operations at the site removed contaminated fluids from the transformers which resulted in the storage of an estimated 150,000 gallons of contaminated fluids at the site.

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

- Site investigations and cleanups activities focused on two areas including contamination source control and groundwater contamination.
- The contaminated source control cleanup included digging up contaminated soil; solidifying and stabilizing contaminated soils with cement; placing the soil and cement mixture in the former storage area; constructing a cap and placing one foot of clean soil over the capped soil and cement mixture; and placing a chain-link security fence around the capped area.
- The groundwater cleanup included groundwater monitoring and institutional controls to restrict well drilling as well as soil cap disturbance.
- Site cleanup has finished. Groundwater monitoring has finished.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/yellow-water-road