



# Sites in Reuse

## Medley Industrial Property

11100 NW South River Drive, Medley, Florida 33178



Images from left to right: Roadway drainage improvements, trucking operations area and future boat manufacturing facility location on site.

**Site Name:** Pepper Steel & Alloys, Inc. Superfund Site

**Size:** 25 acres

**Existing Site Infrastructure:** Improved roadway drainage systems are located on site. Water, sewer and electricity access are available.

**Current Site Uses:** A commercial truck storage company operates on the site, as well as 4 Trucks, which sells heavy equipment parts. In 2016, SeaVee Boats acquired the site's northern portion and plans to develop a boat manufacturing and sales facility. Other areas of the site are used for truck and heavy equipment parking.

**Use Restrictions:** The site's 11-acre soil containment area cannot be disturbed.

### SETTING:

- The site and nearby areas are zoned for commercial and industrial uses.
- Surrounding land uses include commercial and industrial areas.
- Surrounding population: 0.5 mile, 2,787 people  
2.5 miles, 107,457 people | 4 miles, 225,224 people.

### REMEDIAL STATUS:

- Several businesses operated on site beginning in the 1960s, including Pepper Steel and Alloys. Waste disposal contaminated soils and groundwater with oil, polychlorinated biphenyls, lead and arsenic.

- Soil cleanup included removal of excess oil, excavation, on-site stabilization/solidification of contaminated soil, and placement of the stabilized and solidified soil back into excavated areas under a soil and gravel cover.
- Site cleanup is complete. Groundwater monitoring to verify the long-term effectiveness of the soil remedy is ongoing. Since groundwater monitoring began, contamination levels have not exceeded groundwater cleanup goals.

### FOR MORE INFORMATION, PLEASE CONTACT:

Bill Denman  
Superfund Reuse Coordinator  
Superfund Division  
U.S. EPA Region 4  
Phone: (404) 562-8939  
Email: [denman.bill@epa.gov](mailto:denman.bill@epa.gov)

Shelby Johnston  
Remedial Project Manager  
Superfund Division  
U.S. EPA Region 4  
Phone: (404) 562-8287  
Email: [johnston.shelby@epa.gov](mailto:johnston.shelby@epa.gov)

Site Summary: [www.epa.gov/superfund/pepper-steel-and](http://www.epa.gov/superfund/pepper-steel-and)

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