



Sites in Continued Use Dade County Industrial Property

1270 NW 165th Street, Miami Gardens, Florida 33169



Images from left to right: The ATCI International Global Security building, Goodman Amana facilities and a loading dock at the site.

Site Name: Anodyne, Inc. Superfund Site

Size: 4.25 acres

Existing Site Infrastructure: Water, sewer and electricity are available on site.

Current Site Uses: The site is part of the Sunshine State Industrial Park. Former Anodyne, Inc. facilities are now occupied by a snack food manufacturer and a global security firm. Other site businesses include an air conditioning and heating distributor and a storage container manufacturer.

Use Restrictions: Commercial and industrial land uses are permitted on site. Residential land uses, schools and daycare facilities are not permitted.

SETTING:

- The site is zoned for light industrial land uses.
- Nearby land uses include homes, a cabinet manufacturer and a shipping/warehousing company. The Palmetto Expressway is located north of the site. Interstate 95 is located east of the site. U.S. Route 441, Tri-Rail commuter rail and the Biscayne Canal are located south of the site. Residential areas are located west of the site.
- As of December 2017, EPA had data on six on-site businesses. These businesses employed 48 people and generated an estimated \$9,615,300 in annual sales revenue.
- Surrounding population: 0.5 mile, 3,252 people
2.5 miles, 124,995 people | 4 miles, 337,383 people.

- Waste was stored in tanks and disposed of on the ground, contaminating groundwater and soils.
- Cleanup included the removal and off-site disposal of contaminated soil as well as groundwater sampling and monitoring.
- EPA conducted a pilot study in 2017 to treat concentrated areas of contamination in deep groundwater.
- Groundwater monitoring is ongoing.

REMEDIAL STATUS:

- Anodyne and other companies conducted a variety of industrial operations 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.

FOR MORE INFORMATION, PLEASE CONTACT:

Allen Smith
Prudential Insurance
Company of America
Site Owner
8 Campus Drive
Parsippany, NJ 07054

Michael Taylor
Remedial Project Manager
Phone: (404) 562-8762
Email: taylor.michael@epa.gov

Site Summary: www.epa.gov/superfund/anodyne-inc



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force