



Sites in Reuse

Tyler Refrigeration Pit Property

Glenwood Avenue, Smyrna, Delaware 1977



Left to right: Warehouse building on site; Sign advertising space available on site; Information about the farmers market at the site.

Site Name: Tyler Refrigeration Pit Superfund Site

Size: 3 acres

Existing Site Infrastructure: The site includes a warehouse building that can be remodeled and repurposed for storage and other commercial uses. The rest of the property consists of grass and pavement. The site is located about one mile from the nearest rail line.

Current Site Uses: The site provides space for a farmers market on an intermittent basis. Other areas of the site are available for reuse. EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in June 2006.

Use Restrictions: There is a Groundwater Management Zone on the property, which restricts the use of groundwater and the installation of wells at the site. The property may only be used for commercial and industrial purposes. Residential use is prohibited.

SETTING:

- A manufacturing facility operated at the site from the late 1940s until 1995. Operators dumped spent solvents, paint waste and sludges in lagoons. The lagoons were excavated and removed between 1973 and 1975.
- The site provides space for a farmers market on an intermittent basis. Other areas of the site are available for reuse.
- Land use in the area surrounding the site is predominantly residential, with some light industry and farming.
- The site is within an Opportunity Zone. Opportunity Zones are areas where new investments, under certain conditions, may be eligible for preferential tax treatment. First designated in 2018, the Zones are designed to spur economic development and job creation in distressed communities.
- Surrounding population: 0.5 mile, 2,373 people | 2.5 miles, 18,563 people | 4 miles, 29,663 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:

- While there were elevated levels of contaminants in the groundwater, residents near the site received drinking water from the municipal water supply and were not exposed to the contaminants.
- Because groundwater near the site is not used as a source of potable water, there are no current risks associated with the site.
- In 1997, EPA oversaw the development of a groundwater monitoring network to ensure no elevated health risks remain at the site.
- EPA removed the site from the National Priorities List in 2004.
- EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in June 2006.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/tyler