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.

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:
- Bill Denman  
  Superfund Reuse Coordinator  
  Superfund Division  
  U.S. EPA Region 4  
  Phone: (404) 562-8939  
  Email: 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

Site Summary: https://www.epa.gov/superfund/pepper-steel-and-alloys