

Potential for Future Use



WATERLOO INDUSTRIAL PROPERTY

Glenwood Street and Vinton Street, Waterloo, Iowa, Black Hawk County

SITE NAME: Construction Machinery Corporation (CMC) Parcel 2 Cleanup Project Number 725 RCRA Facility

SIZE: 11 acres

SUPPORTED SITE USES:

Commercial and industrial.

EXISTING SITE INFRASTRUCTURE:

- Rail access and all utilities are available: electricity, water, sewer and gas.
- The site is located approximately 5 miles north of Interstate 380.

READINESS FOR USE:

The site is currently not available. The site will be available for reuse Spring 2009 when the institutional controls are in place to prevent excavation in an area where wastes remain.

ADDITIONAL CONSIDERATIONS:

The site is currently owned by the City of Waterloo. The site is best suited for commercial/industrial redevelopment due to its location near rail and major thoroughfares, and compatibility with surrounding land use.

ABOUT THE SITE:

The site is located approximately 127 miles northeast of Des Moines, Iowa.

SETTING:

- The site is located in an industrial corridor on the east side of Waterloo, Iowa.
- The site is bordered by a company that manufactures custom cabinets.
- Population in the vicinity of the site: 3,600 people.
- Rail access is located nearby.

CLEANUP STATUS:

The remedy has been implemented and the remaining activities are to:

- Place the restrictive covenant/institutional controls on the portion of the property where wastes remain (west side of the property along the rail road tracks) to prevent excavation; and
- To continue monitoring for eight more quarters per the Iowa Land Recycling Program requirements.
- Major contaminants of concern at this site include benzo(a)pyrene, arsenic, lead and tetrachloroethene (PCE).

This fact sheet is for informational purposes only. EPA does not warrant that the property is suitable for a particular use. In addition, EPA does not endorse the property or the purchase or sale of commercial property. Any prospective purchaser must contact the property owner to discuss the suitability, availability and sale of this property.

FOR MORE INFORMATION, PLEASE CONTACT:

Site Owner: City of Waterloo, Iowa, Noel Anderson, Director, Community Planning & Development, 715 Mulberry Street, Waterloo, IA 50703 - (319) 291-4366

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