



Facts About...

Eastport Industrial Center Property (Voluntary Cleanup Program)

Site Location:

This 32.69-acre property, located at 7001 Quad Avenue in southeastern Baltimore County, is bordered to the north by Quad Avenue; to the south by the Penn Central Railroad; to the east by the 68th Street Dump which is proposed for inclusion on the National Priorities List (NPL); and to the west by warehousing facilities. The site and vicinity receive public water and sanitary sewer service.

Topographically, the site is generally flat and surface runoff flows to the east and northeast. The nearest surface water body to the property is Moore's Run, a tributary of Back River. Groundwater occurs under shallow unconfined conditions and is anticipated to flow to the east and northeast towards Moore's Run.

Site History:

Initially comprised of two parcels owned by James Jackson (1867) and the Canton Company of Baltimore (1834), the property was further subdivided into several parcels and purchased by private entities (Frank Dudley et. al in 1927, Edith Dudley et. al. in 1927, William A. Smith in 1946). From 1947 to 1953, Manor Real Estate and Trust Company acquired the subdivided parcels and the property owned by the Canton Company. These consolidated parcels were sold to Industrial Enterprises in 1953 and in 1958, Perma-Products Corporation purchased the property. In 1971, the property was sold to Curtis Bay-Shipley Realty. The current owner, Industrial Enterprises, Inc. purchased the property in 1973. Prior to the mid-1960s, the western portion of the property was primarily used for agricultural purposes. A residence and several outbuildings were once located on the northeastern portion of the property. Agricultural operations ceased circa 1964. Ground scarring suggestive of landfilling or dumping was identified on aerial photographs from 1964, 1968 and 1973.

Environmental Investigations and Actions:

A Phase I and Phase II Environmental Site Assessment, completed in 2002, identified soil contaminants (arsenic and mercury) above the Department's non-residential cleanup standards. Access to the site was unrestricted and evidence of nuisance dumping was noted on the property during the Phase I investigation. Supplemental soil and ground water sampling was conducted during June and July 2003.

Current Status:

On April 23, 2003, Eastport Industrial Center, LLC., the prospective purchaser, submitted a VCP application seeking a No Further Requirements Determination (NFRD) as an inculpable person. Future development plans include the construction of a warehouse facility (620,939-sq.ft.). On September 5, 2003, the Department confirmed the applicant's status as an inculpable person and issued a NFRD contingent upon future commercial/industrial use of the property. After completing the VCP, the proposed warehouse facility was built on the property.

Contact:

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: December 2011

