



Facts About...

Overflo Warehouse Facility
(Voluntary Cleanup Program)

Site Location

This 4.22-acre property, located at 3901 Dillon Street in mixed use residential, commercial and industrial area. The property is bordered to the north by Dillon Street, to the west by the Malt Mill Building, to the south by O'Donnell Street and to the east by Haven Street. Currently, the property consists of a 220,000 square foot building utilized as a warehouse facility and associated paved parking areas.

Topographically, the property slopes southeast, toward the Patapsco River. The site is underlain by unconsolidated sediments of the Patuxent Formation of the Potomac Group. Groundwater at the site appears to be located at depths greater than 20 feet below grade. The nearest surface water body, the Northwest Branch, is located approximately 0.35 miles southwest of the property. The site and vicinity are served by Baltimore City municipal water and sewer.

Site History

The first recorded owner for the property was the Gunther Brewing Company. The property was later acquired by the National Brewing Company. The existing building was constructed in three phases; Building 1 was constructed between 1936 and 1951 as a garage for the National Brewing Company; Building 2 was constructed in 1966 as a warehouse for the brewery; and Building 3 was constructed between 1975 and 1987. From 1933 to 1976, the site was utilized as a bottling plant and case storage facility for the National Brewery Company.

In 1976, the National Brewery Company sold the property to Carling National Breweries who continued to operate a bottling plant and storage facility. In 1984, Carling National Breweries sold the property to Key West Transport, Inc. The current owners, 3901 Dillon Street Limited Partnership, acquired the property from Cowan Enterprises, Inc. in 1992.

Environmental Investigations and Actions

A Phase I Environmental Site Assessment was conducted in October 1991 and February 2006. During February and May 2008 seven soil borings, one temporary groundwater monitoring point and two soil vapor sampling points were installed at the site.

Current Status

National Haven, LLC, a prospective purchaser, submitted a VCP application for the Overflo Warehouse Facility property on March 23, 2006. The application package is currently under review.

Contact

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

Last Update: August 29, 2008

