



Case Study:

DELCO CHASSIS INDUSTRIAL LAND I & II

12950 ECKLES ROAD, LIVONIA, MI 48151

FACTS

Site ID: 11040 & 13020

Acres: 101.45

SF at Time of Sale: N/A

FMV: \$1,097,030

Congressional District: MI-11

Dates Sold: 8/18/2015 & 5/4/2021

Buyer: Ashley Capital, LLC

End-User(s): Amazon.com; Republic National Distributing Company; Penske

New Use: New 1MM SF fulfillment center; new 550K SF alcohol distribution center; new 370K SF logistics facility

Jobs Pledged: 200

Jobs Actual: 1,500+

Investment Pledged: \$25 MM

Investment Actual: \$193 MM

Est. New Tax Base: \$24.8 MM

Lead Agency: U.S. EPA

Regulatory Programs: RCRA Corrective Action

Remedial Activities: Soil vapor and GW investigations; vapor mitigation system installed in two off-site residences where TCE was detected below grade; operation/maintenance of GW collection trench and treatment system for chromium- and nickel-impacted groundwater; GW monitoring; soil vapor monitoring; slurry wall installed around 20-acre portion with chromium- and nickel-impacted groundwater; in-situ chemical reduction of chromium and nickel groundwater impacts; DRC recorded in 2015
Est. Cleanup Cost: \$6,669,037

BEFORE



AFTER



THE CHALLENGE:

Various divisions of GM utilized the Property between 1954 and 1998, manufacturing vehicle bumpers, leaf springs, coil springs and struts. Approximately 2.1 million square feet of concrete foundation slabs remained after all buildings on the Property were demolished in 2001. The slabs function as an engineered cap for environmental impacts and are incorporated into the remedy for the Property so their removal is prohibited, and may have been perceived by the market to be a potential impediment to development. Groundwater collection and treatment operations remain, and use restrictions were placed on the Property. The Property's greatest asset was its proximity to nearby interstates and its presence in a heavily industrialized, densely populated region of Southeast Michigan, making it ideally suited for transport- or logistics-oriented reuse.

THE OUTCOME:

RACER repositioned the Property by entering into a creative arrangement with a local excavation company that was working on the nearby Interstate 96 highway expansion project. The company transported, deposited, balanced and leveled 300,000 cubic yards of clean fill generated by the highway project, improving the constructability of the Property and so enhancing its marketability, at no cost to RACER. Ashley Capital, which manages more than 22 million square feet of industrial and office space in the U.S. and has one of the largest industrial property portfolios in Michigan, purchased the Property in 2015. Today, the Property is the site of a 1 million-square-foot Amazon.com regional fulfillment center (the company's first in Michigan); a 500,000-square-foot warehouse and offices for Republic National Distributing Company, one of the nation's leading wholesale beverage alcohol distributors; and a 370,000-square-foot logistics facility, half of which is leased to Penske. More than 1,500 jobs have been created at the Property.



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