



Case Study:

ACC PENSKE FACILITY

675 OAKLAND AVENUE, PONTIAC, MI

FACTS

Site ID: 13100

Acres: 7.23

SF at Time of Sale: 32,500

FMV: N/A

Congressional District: MI-14

Date Sold: October 14, 2011

Buyer: Lee Industrial Plaza, LLC

End-User(s): Lee Industrial Contracting

New Use: Reuse of existing facility for expansion of turn-key industrial contracting and logistical services

Jobs Pledged: 40

Jobs Actual: Unknown

Investment Pledged: N/A

Investment Actual: Unknown

Est. New Tax Base: Unknown

Lead Agency: MI EGLE

Regulatory Programs: Part 213 Leaking

Underground Storage Tanks

Remedial Activities: Soil and groundwater investigation and monitoring; available documents pertaining to open UST releases indicate that all soil impacted by the releases with contamination above applicable screening criteria were excavated and disposed off-site

Est. Cleanup Cost: \$150,495

BEFORE



AFTER



THE CHALLENGE:

The site previously served as a truck dealership for General Motors Corp., and was also formerly leased by the Penske Corporation. Environmental Site Assessments conducted since 2010 identified the possible presence of three 2,000-gallon underground storage tanks (USTs), based on a November 8, 1954, City of Pontiac installation permit, as well as two open releases under Part 213 of the Michigan Natural Resources and Environmental Protection Act (NREPA). These Part 213 open releases were identified as one former 500-gallon waste oil tank, reportedly removed in 1989; and three former 280-gallon virgin oil tanks, reportedly removed in 1992. Ground-penetrating radar and magnetometer studies of the footprint of the main site building in 2011 did not indicate the presence of any USTs, thus confirming the likelihood of removal of the open release-related USTs as reported.

THE OUTCOME:

Headquartered in Pontiac, Lee Industrial Contracting started with just 43,000 square feet of building space. Over the past 30 years, it has expanded into more than 710,000 square-feet, including the building on this Property, which the company expanded in addition to putting new construction on the site. The Property is used for truck maintenance and repair, parking, and vehicle/trailer storage. Lee Industrial Contracting provides single-source, turn-key contracting services to industrial and commercial clients throughout the U.S. in the automotive, aerospace, energy, environmental and heavy industry sectors, inspecting, repairing and installing machinery or equipment electrical components. Project types include machine moving, electrical, pipefitting, fabrication, controls/robotics and HVAC. Lee Contracting manages full-service satellite offices in Georgia, Alabama, Mississippi and Kentucky. Privately held for more than 20 years, Lee Industrial Contracting became employee-owned in 2015.



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