

Industry News

Brownfield Leftovers Turn Industrial Green

With few appropriate industrial development sites available in Northern New Jersey, builders are turning to re-development projects for industrial users. Whether the projects involve remediation of brownfield sites or reclamation of landfills, this trend is Northern New Jersey's current answer to the dearth of greenfield sites, according to Edward Russo, president & COO of Russo Development.

The firm is about to begin construction on the final building in the three-building, 500,000-square-foot Saw Mill Park industrial complex in Kearny. A landfill in the 1940s and 1950s, the site had been vacant for 50 years before Russo Development purchased it in May 2001. The first and third buildings were speculative—which Russo said is no longer common in Northern New Jersey—while the second was a build-to-suit for The Pepsi Bottling Group.

"The biggest obstacles we ran into were the environmental conditions of the property and the soil conditions," Russo said, noting that the firm had to construct the building on piled foundation, which required drilling through unsuitable material to the clay below. "It's a very expensive process to go through, and if the building is not designed properly, you could have major settlement issues because landfill is very unstable."

Areas in Northern New Jersey where re-development is prevalent include Exit 8A of the New Jersey Turnpike, Newark, Elizabeth and Carteret.