

Gene Wilson Trucking 227-229 3rd Ave N – Clinton, Iowa

This property is currently privately owned by Gene Wilson/Wilson Excavation. The property is located in a primarily residential area of Clinton, IA and consists of two parcels of land. The eastern parcel contains an approximately 7,070 sq. ft. metal warehouse constructed in 1967 and the western parcel is vacant and used for storage of outdoor equipment.

The property had historically been used as a scrap yard, steel fabrication, and construction company from the 1930s to 1990s. During its time as a scrap yard and steel fabricator, the building floor was primarily dirt/gravel. Concrete floors weren't installed until 1992.

The City of Clinton raised concerns that solvents and/or chemicals might have been used in the building's past. Due to the age of the building there was the potential for asbestos and lead based paint.

In 2018 ECIA was able to use its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment prepared for the property. The assessment recommended further testing and sampling for potentially asbestos and lead contaminants on the site. Phase II assessment along with an Asbestos Inspection and Lead-Based Paint Inspection were completed on the site and indicated the property contained both asbestos and lead. Depending on the reuse of the site, abatement will be required prior to renovation and reuse. Once the site is cleaned up it will be marketed to developers for redevelopment.



Street view - Front of Warehouse

Site Address: 227-229 3rd Avenue N, Clinton, IA 52732

Parcel #: 80-12660000, 80-12650000

Assessment Output: Phase I & II Environmental Site Assessment
Asbestos & Lead Based Paint Inspections

EPA Assessment Funding: \$13,243.24