

CASE STUDY

Columbus

Project Overview

RESIGHT acquired a 46.5-acre former ASARCO zinc oxide smelter located in northeast Columbus, Ohio. Operations on the now vacant property ceased decades ago, leaving behind contamination and outdated infrastructure that prevented redevelopment.

PROJECT TYPE

Acquisition

REAL ESTATE TYPE

Industrial

PROPERTY SIZE

46.5 Acres

Challenge

The property had two significant environmental impairments: residual contamination and regulatory uncertainty. Soil, groundwater, and stormwater contamination from previous industrial operations posed the greatest environmental threat to the property and any future development. The old passive water treatment system was ineffective and outdated, requiring complete replacement to meet regulatory standards. The environmental regulatory status of the site was also unclear, adding cost and liability uncertainty for any potential buyer.

Solution

By enrolling in the Ohio EPA Voluntary Action Program (VAP), RESIGHT resolved the regulatory uncertainty and established a clear path to integrate remediation with redevelopment. This included demolishing the old passive water treatment system and installing a temporary, active pretreatment system to manage groundwater contaminants before and during redevelopment.

The VAP incorporated future development into the remedy, where buildings and parking lots would create a hard cap across most of the property, addressing soil contamination, stormwater issues, and reducing impacted groundwater volume. The hard cap and existing clay barrier wall will ensure any remaining contamination stays contained within the property boundaries.

With the new pretreatment system and development plan in place, Ohio EPA granted a Covenant not to Sue (CNS), protecting RESIGHT and future owners from environmental liability and clearing the path for redevelopment. The property was subsequently acquired by Hillwood and is now under active development as a two-building, 624,000 SF Class A industrial complex.

Impact

RESIGHT successfully restored the property to developable standards within 15 months, overcoming decades of vacancy and neglect. This sets the stage for significant local economic impact and hundreds of new jobs for the surrounding community.



61% of the private capital invested in the project was distributed to local vendors, ensuring that the economic benefits extend directly to the region.

Contact

Early engagement makes all the difference on complex deals. Connect with our team at RESIGHT or Cushman & Wakefield to explore what's possible.



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