



EDGEBORO

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William Stetson,
Project Manager,
Edgeboro
International, Inc.



Project Size: 210,000F
Installer: Edgeboro International, Inc.
General Contractor: A & E Construction Corp.
Systems: Geo-Seal EV40s



Geo-Seal EV40s Protects Massive NJ Industrial Site From Potential Brownfield Conditions

The Northern New Jersey industrial market has seen tremendous growth over recent years due to increased e-commerce and record-breaking container shipping volume at nearby port facilities.

Now, another new industrial property, Bridge Point 15E, located at 17 Blanchard St, in Newark, NJ, has recently been completed.

Bridge Point 15E is a Class A industrial property totaling 211,388 square feet. Advantageously located less than half a mile from the New Jersey Turnpike, the building is under three miles from Newark Liberty International Airport and New Jersey Port facilities. With a rich history in industrial properties dating back to the 1900s, this new addition to the area aims to make the most of local shipping and receiving routes.

As this land has a rich, industrial past, 210,000 square feet of EPRO's Geo-Seal EV40s was selected and installed as a preemptive measure to address potential brownfield conditions.

At a low- to no-risk site such as this, protecting the building envelope with EV40s is key to ensuring a safe and healthy built environment.

Smoke testing for QA/QC
on installed product.



Completed EV40s
installation.



“We installed the entire passive vapor mitigation system which included, but was not limited to, Vapor Vent piping, passive remote monitoring probes, and EPRO’s Geo-Seal EV40s,” says William Stetson, Project Manager, Edgeboro International, the EPRO installer. “We are very familiar with EV40s and use it frequently. It is easy and quick to install over large areas, such as this facility.”

Geo-Seal EV40s consists of an EVOH membrane combined with a robust geotextile layer to provide a single sheet vapor intrusion barrier that is chemically resistant and easy to install while also providing improved protection during the installation process. Geo-Seal EV40s is an ideal solution for protecting the building envelope and ensuring a safe and healthy built environment for buildings on low risk sites or adjacent to contaminated properties. It’s also a perfect complement to projects that seek to implement potential active sub-slab ventilation systems.

According to JLL, construction in this area is showing no signs of slowing down: Northern New Jersey is one of the most demanded distribution locations on the Eastern Seaboard with a market vacancy of 2.0%. The Port submarket is even tighter, with a 1.86% vacancy rate.

“With so much development in this area, we appreciate EPRO’s suite of vapor intrusion mitigation systems and the ability to work so closely with the team,” says Stetson. “Working in tandem, we are able to dial in the right level of protection for any and all site conditions.”