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SCS Engineers Environmental Due Diligence Service for Merit Sky Harbor Industrial Park

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 [News](#) /  [June 7, 2021](#) /  [RED News Service](#)



Tempe, AZ – SCS Engineers, an award-winning environmental consulting firm, recently provided environmental due diligence and risk management support for the \$100 million **Merit Sky Harbor Industrial Park** in

south Phoenix. Once the site of a cement plant, the property is transforming into an 83-acre industrial park near the Sky Harbor International Airport.

To help Phoenix-based Merit Partners transform the property into a vibrant business park, SCS Engineers provided Phase I and Phase II due diligence, risk management, and remediation services. In addition, SCS Engineers performed the environmental investigation, remediation, and regulatory compliance services in prior years while the site was under previous ownership.

“Because the site was active since the 1940s, there were potential issues that could affect redevelopment. We were fortunate to have more than 25 years of site experience as well experience at similar sand and gravel sites along the Salt River, which enabled us to evaluate and prioritize these issues effectively,” said Brad Johnston, vice president at SCS Engineers.

“SCS Engineers is honored to be trusted with such an impactful project for the community. Our intellectual capital offered a comprehensive approach.”

Merit Sky Harbor Industrial Park, spanning nearly 1 million square feet, is located at 7th Avenue and Elwood Street. In addition to the industrial space, plans call for it to include new light rail routes and hiking trails along the Salt River. The project is within the [Rio Reimagined area](#), Phoenix’s most significant green infrastructure project in a century.

“SCS was extremely creative and knowledgeable,” said TJ Wead, investment officer at Merit Partners. “We have worked with SCS on two very complicated projects, and they did an excellent job.”

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