

# SIP - PARCEL B

<https://frontier-companies.com>

JHJJ+95  
Shippingport, PA,  
USA



- Data Processing, Energy Generation, Heavy Industrial, Manufacturing, Transloading
- Expandable, Heavy Power, Mega-Site, Rail Served, River Served
- Available, Divisible, Lease, Sale
- 958320 sq ft



### Call us now

Phone: 304-914-7716  
Email: [abasil@fic-services.com](mailto:abasil@fic-services.com)  
Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



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## Basics

**Property Type:** Land

**Status:** Available, Divisible, Lease, Sale

**Site Size, Ac:** 22 acres

**Expandable:** Yes

**Zoning:** Heavy Industrial

**Dimensions:** 1600 ft x 1210 ft

**Category:** Expandable, Heavy Power, Mega-Site, Rail Served, River Served

**Area, sq ft:** 958320 sq ft

**Pad Sizes (Ac):** 1 - 22 Acres

**Expansion Size:** 300 acres

**Topography:** Level

**Property Name:** Shippingport Industrial Park

**Site Link:** <https://shippingportindustrialpark.com/> **Date added:** Added 1 year ago

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## Description

**Property Description:** All 22 acres of SIP Parcel B are available. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. Existing infrastructure on site including buildings, tanks, and other infrastructure can be kept or demolished per the demands of the prospect. Power Plant - Bruce Mansfield Power Plant (2490+ MW) This area supported environment improvements to the powerplant. The Sodium Bi-sulfate (SBS) facility was constructed to help the environmental improvements with the SCR processing.

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## Transportation



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**Commodity Handling:** Aggregates, Steel, Supersacks, Lumber, Dimensional Loads, Palletized Loads, Dry Bulk, Liquid Bulk, Hazardous, Dry/Liquid Food Grade

**Rail Provider:** CSX Transportation

**Rail Details:** Railcar Dry Bulk Unloading System (3,000 ton/hr), Liquid Railcar Unloading System (308 GPM), x3 Rail Spurs (10,000 ft total)

**Maritime Details:** Liquid Barge Unloading (3,000 brl/hr), Barge Dry Bulk Unloader (1,500 tons/hr), Barge Conveyor Loader (626 tons/hr), Barge Clamshell Unloader (600 ft/min), Heavy Lify Transloading Pad, Floating Dry Dock with Conveyor Hopper, 60 mooring cells, 2 miles of riverfront ownership

**Nearest Highway:** PA-68 (1.5 miles)

**Road Details:** Liquid bulk truck loading/unloading station, certified truck scale, dry bulk unloading station

**Rail Access:** Yes

**Rail Quantity (mi):**  
10,000 ft Total, 5,000 ft spur

**Maritime Access:** Yes

**Nearest Interstate:**  
I-376 (6 miles)

**Nearest Airport:**  
Pittsburgh International Airport (15 miles)

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## Utilities

**Utilities:** Electricity, Natural Gas, Raw Water, Potable Water, Public Sewer, Private Sewer, Fiber Optic, Industrial Gas

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## Electric

**Electric At Site:** Yes - Distribution and Transmission

**Electric Providers:** Duquesne Light Co (Distribution & Transmission), First Energy (Transmission)

**Transmission Substation at Site:** Yes

**Electric Transmission Voltage(s):** 345 kV

**Electrical Distribution Voltage(s):** 4.160 kV, 13.8 kV

**Private Electric Substation at Site:** Yes

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## Natural Gas



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**Natural Gas At Site:** Yes - Distribution and Transmission

**Natural Gas Providers:** Peoples Gas (Distribution LDC)

**Natural Gas Line Size:** 4" (At Site), 12" (5,000 ft away)

**Available Natural Gas Capacity:** 4" (100 MCF/hr), 12" (3,000 MCF/hr)

**Natural Gas Pressure:** 270 psig (12"), 50 - 70 psig (4")

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## Water

**Public Water at Site:** Yes - Potable

**Public Water Provider:** Midland Water Authority

**Public Water Line Size (in):** 12", 6"

**Public Water Capacity:** 5,000,000 GPD

**Private Water At Site:** Yes

**Private Water Source:** River

**Private Water Line Size:** 24"

**Private Water Capacity:** 101,000 GPM

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## Wastewater

**Public Sewer At Site:** Yes **Public Sewer Provider:** Shippingport Borough

**Public Sewer Line Size:** 8" **Public Sewer Capacity:** 150,000 GPD Plant Capacity (125,000 GPD available)

**Private Sewer At Site:** Yes **Private Sewer Capacity:** 5,000,000 GPD

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## Fiber Optic and Communications

**Fiber Service to Site:** Yes

**Fiber Type 1 Providers:** Crown Castle Communications, DQE, Comcast

**Fiber Type II Providers:** Comcast, AT&T, Spectrum, Verizon, etc

**Data Speeds At Site:** 20 GB/s Up and Down

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## Other Utilities



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**Other Utilities:** Yes

**Other Utilities(s):**  
Nitrogen

**Other Details:** Messer Gas - Nitrogen Transmission Line (12", 400+ psig) 8,000 ft away

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## Gallery



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## Amenities & Features

**Features:** Build to Suit, Transportation Infrastructure, Utility Infrastructure



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