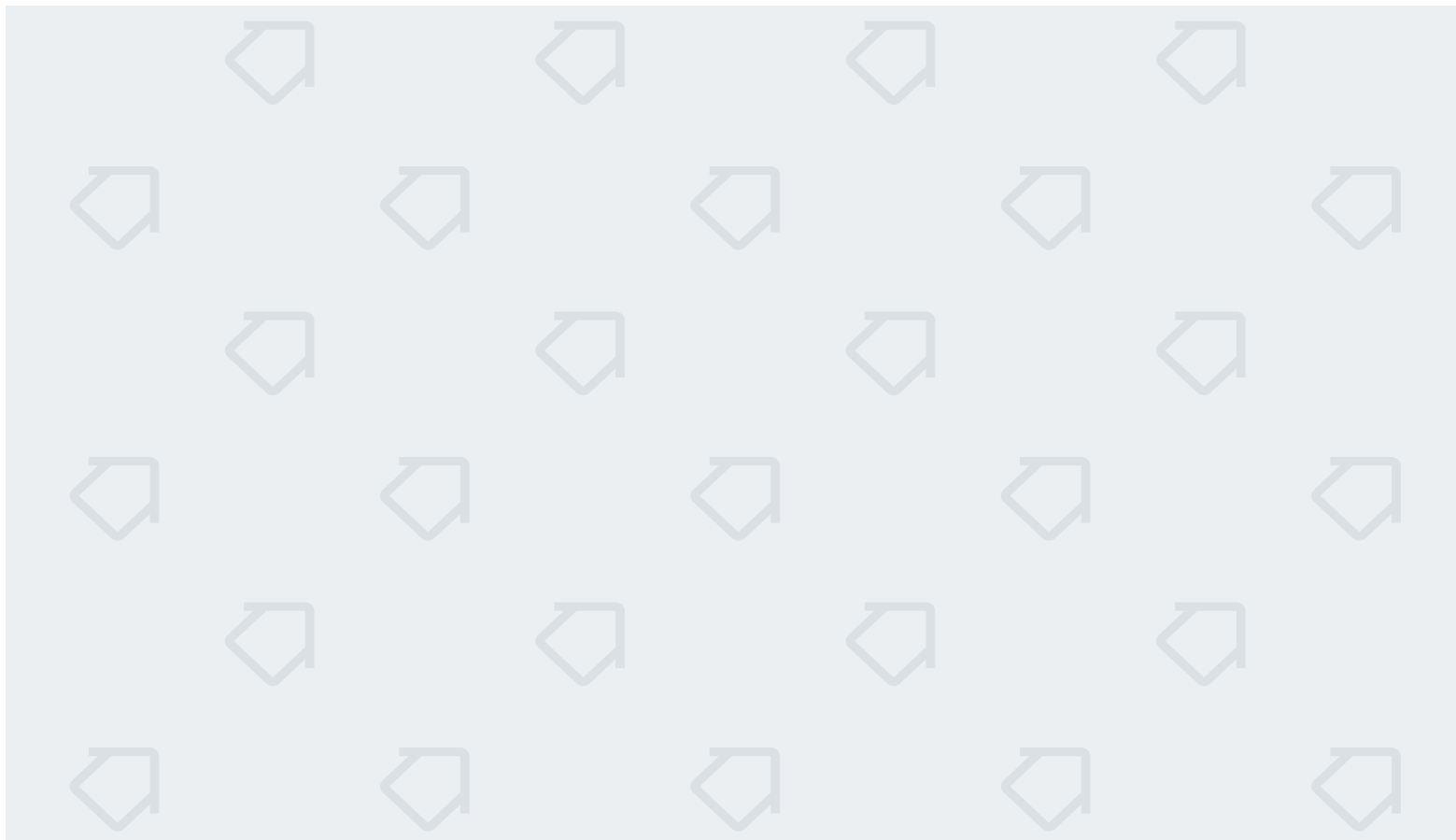


SIP - PARCEL H

<https://frontier-companies.com>

JHMV+CF
Shippingport, PA,
USA



- Data Processing, Energy Generation, Heavy Industrial, Laydown
- Heavy Power
- Available, Divisible, Lease, Sale
- 2831400 sq ft



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Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



Basics

Property Type: Land

Status: Available, Divisible, Lease, Sale

Site Size, Ac: 65 acres

Expandable: Yes

Zoning: Heavy Industrial

Dimensions: 1825 ft x 1500 ft

Category: Heavy Power

Area, sq ft: 2831400 sq ft

Pad Sizes (Ac): 1 - 65 Acres

Expansion Size: 300 acres

Topography: Level

Property Name: Shippingport Industrial Park

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

Description

Property Description: All 65 acres of SIP Parcel H are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. This parcel consists of land surrounding the 345 kV First Energy substation. Portion of this parcel are flat while others require some grading to create developable pads. If any structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

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)

Utilities

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

Electric

Electric At Site: Yes - Distribution and Transmission

Transmission Substation at Site: Yes

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

Electric Providers: Duquesne Light Co (Distribution & Transmission)

Electric Transmission Voltage(s): 345 kV

Private Electric Substation at Site: Yes

Natural Gas



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Natural Gas At Site: Yes - Distribution and Transmission

Natural Gas Providers: Peoples Gas (Distribution LDC), Berkshire Hathaway (Transmission), National Fuel Gas (Transmission)

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")

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

Wastewater

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

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

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

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

Gallery



Amenities & Features

Features: Build to Suit, Transportation Infrastructure, Utility Infrastructure



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