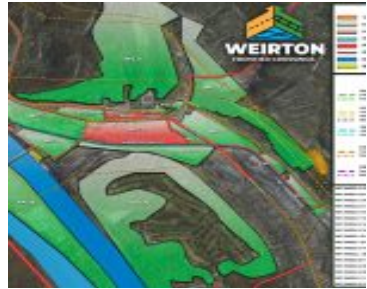


WFC A - THE STEEL ALLEY

<https://frontier-companies.com>

3139 Weir Ave,
Weirton, WV 26062,
USA



- Data Processing, Heavy Industrial, Laydown, Manufacturing, Transloading
- Heavy Power, Mega-Site, Rail Served, River Served
- Available, Divisible, Lease, Sale
- 653400 sq ft



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 Email: abasil@fic-services.com
 Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



Basics

Property Type: Land

Status: Available, Divisible, Lease, Sale

Site Size, Ac: 15 acres

Expandable: Yes

Zoning: Heavy Industrial

Dimensions: 5,000 ft x 5,000 ft

Site Link: <https://weirtonfrontiercrossings.com/>

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

Area, sq ft: 653400 sq ft

Pad Sizes (Ac): 5 - 15+ Acres

Expansion Size: 35 acres

Topography: Level

Property Name: Weirton Frontier Crossings

Date added: Added 1 year ago

Description

Property Description: This pad-ready, 35-acre, parcel previously housed one of the largest steelmaking Basic Oxygen Plants in the country. There is immediate rail access to the Norfolk Southern main line and rail siding, as well as immediate access to WV State Route 2. There are multiple points of ingress/egress and a 3-mile industrial access road is planned to make industrial vehicle transportation more efficient for future site tenants. Port access is available on site ~0.5 miles away and the property is zoned for heavy industrial, manufacturing, or other industrial uses.

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: Norfolk Southern

Rail Details: Multiple upgraded rail spurs

Maritime Details: 60 mooring cells, 2 miles of riverfront ownership, 40,000 sq ft transloading pad, 15-ton crane served unloading dock, liquid barge unloading capability.

Nearest Highway: US-22 (1.5 miles)

Road Details: A 3 mile industrial access road is currently under construction, creating a new interconnection via bridge access to US-22, WV State Route 2, and Ohio State Route 7. Certified truck scale also available site.

Rail Access: Yes

Rail Quantity (mi):
15,000 ft Total, 5,000 ft spur

Maritime Access: Yes

Nearest Interstate: I-376 (15 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

Electric Providers: MonPower (Distribution), First Energy (Transmission)

Transmission Substation at Site: Yes

Electric Transmission Voltage(s): 138 kV

Electrical Distribution Voltage(s): 13.8 kV

Available Capacity (MW): 150 - 175 MW

Private Electric Substation at Site: Yes

Electric Service Options: Option 1 - Existing 132 --> 23 kV Substation, Option 2 - New 138 kV --> 13.8 kV Substation, Option 3 - Extend 25 kV line to site, Option 4 - 12.5 kV (3-phase) service for 5 - 10 MW loads.

Natural Gas



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Natural Gas At Site: Yes - Distribution and Transmission

Natural Gas Providers: Mountaineer Gas (Distribution LDC), TC Energy (Transmission)

Natural Gas Line Size: 12" (Mountaineer Gas), 12" (TC Energy) - Both at site

Available Natural Gas Capacity: 12" (2,000 MCF/hr) - From Greek Street Point of Delivery

Natural Gas Pressure: 210 psig MAOP (12"), 175 psig operational

Water

Public Water at Site: Yes - Potable

Public Water Provider: City of Weirton

Public Water Line Size (in): 12"

Public Water Capacity: 4,600,000 GPD

Private Water At Site: Yes

Private Water Source: River

Private Water Line Size: n/a

Private Water Capacity: 100,000,000 GPD+

Wastewater

Public Sewer At Site: Yes

Public Sewer Provider: City of Weirton

Public Sewer Line Size: 16", 24"

Public Sewer Capacity: 4,400,000 GPD

Private Sewer At Site: No

Private Sewer Capacity: n/a

Fiber Optic and Communications

Fiber Service to Site: Yes

Fiber Type 1 Providers: Horizon, Comcast, At&t

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, Hydrogen,
Oxygen

Other Details: Messer Gas - Oxygen (16", 400 psig), Messer Gas - Nitrogen (12", 400 psig), Cleveland Cliffs - Hydrogen (2", 800,000 SCF/Day available, 96 psig)



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