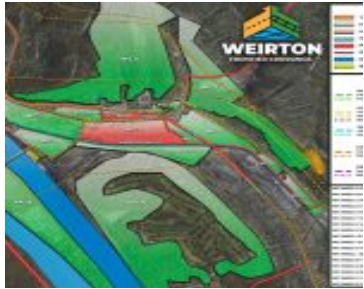


# WFC C - THE STEEL YARD

<https://frontier-companies.com>

216 Ohio St,  
Weirton, WV 26062,  
USA



- Data Processing, Heavy Industrial, Laydown, Manufacturing, Transloading
- Heavy Power, Mega-Site, Rail Served, River Served
- Available, Divisible, Lease, Sale
- 1742400 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



---

## Basics

**Property Type:** Land

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

**Site Size, Ac:** 40 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:** 1742400 sq ft

**Pad Sizes (Ac):** 5 - 40+ Acres

**Expansion Size:** 35 acres

**Topography:** Level

**Property Name:** Weirton Frontier Crossings

**Date added:** Added 2 years ago

---

## Description

**Property Description:** This pad-ready, 35-acre, parcel previously housed one a steelmaking structure part of the former Weirton Steel site. Of the 35-acres, approximately 20-acres are flat and ready for development. The additional buffer acreage can be used for access, storage, parking, office, or other uses. 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



### 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



**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:** Immediate road access currently available to proposed site. 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



### 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



**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 MW (138 kV), 5 MW (25 kV)

**Private Electric  
Substation at Site:** No

**Electric Service Options:** Conceptual load studies for 138 kV and 25 kV have been completed and have validated load availability. Detailed Load Study being submitted for 20 MW to reserve capacity on 138 kV circuit. Frontier can offer temporary or permanent power generation solutions from 2 MW - 50+ MW as needed. Service can be provided from this solution within 120 - 180 days. Service options are as follows: Option 1 - New 25 kV --> 13.8 kV Substation (5 MW), Option 2 - New 138 kV --> 13.8 kV Substation (150 MW), Option 3 - FGC CAT EAAS Generation (5 - 50 MW), Option 4 - 12.5 kV (3-phase) service for construction power (1 - 2 MW).

---

## Natural Gas

**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

**Natural Gas Details:** New dedicated natural gas point of delivery on site (Constructed 2023) to provide gas to industrial park tenants. This delivery point taps a 12" TC Energy transmission pipeline and is metered and delivered by Mountaineer Gas, the Local Distribution provider where Mountaineer Gas has a 12" steel pipeline for distribution. This 12" pipeline has over 2,000 MCF/hr capacity reserved and an operational pressure of 160 psig. Service laterals can be installed. Engineering and design for lateral extension complete along industrial access road currently under construction.

---

## Water



### 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



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

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

**Private Water At Site:** Yes

**Private Water Line Size:** n/a

**Public Water Provider:** City of Weirton

**Public Water Capacity:** 4,600,000 GPD

**Private Water Source:** River

**Private Water Capacity:** 100,000,000 GPD+

---

## Wastewater

**Public Sewer At Site:** Yes

**Public Sewer Line Size:** 16", 24"

**Private Sewer At Site:** No

**Public Sewer Provider:** City of Weirton

**Public Sewer Capacity:** 4,400,000 GPD

**Private Sewer Capacity:** n/a

---

## Fiber Optic and Communications

**Fiber Service to Site:** Yes

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

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

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

---

## Other Utilities

**Other Utilities:** Yes

**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)

**Other Utilities(s):**  
Nitrogen, Hydrogen,  
Oxygen



### 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

