

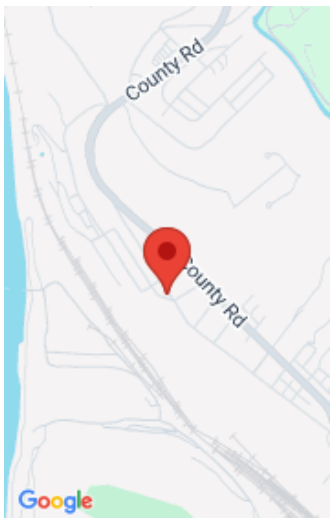
WEIRTON FRONTIER CROSSINGS OVERVIEW

<https://frontier-companies.com>

1139 Main St,
Weirton, WV 26062,
USA



- Data Processing, Heavy Industrial, Laydown, Manufacturing, Transloading
- Heavy Power, Mega-Site, Rail Served, River Served
- 22000000 sq ft



Call us now

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



Basics

Property Type: Land

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

Area, sq ft: 22000000 sq ft

Site Size, Ac: 500 acres

Pad Sizes (Ac): 10 - 200+ Acre Pads

Expandable: Yes

Zoning: Heavy Industrial

Topography: Level

Property Name: Weirton Frontier Crossings

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

Date added: Added 2 years ago

Description

Property Description: Weirton Frontier Crossings (WFC) is competitively located in the heart of the Marcellus shale basin. It is located centrally to major consumer market in Pittsburgh, Cleveland, and Columbus and has a labor force of over 1,500,000 individuals within 50 miles and over 3.5 million within 100 miles. WFC is the former home of Weirton Steel a fully integrated steel mill that produced over 2,000,000 tons of coal annually and employed 14,000 daily. Since the Frontier Group of Companies acquired the site in 2017, significant investment and remediated has been completed to prepare the site for reuse. Two large tenants now occupy portions of the site and have created nearly 1,000 new jobs and \$1,000,000,000 in new private investment for the area. Founded in 2001, the Frontier Group of Companies specializes in the remediation and redevelopment of large scale brownfield sites, including but not limited to power plants, steel mills, paper mills and petro-chemical plants. At WFC, we currently have 30 - 50+ in-house employees mobilized to complete remediation, demolition, and earthwork to prepare the site for future development. If a specific plot of land on site needs to be cleared, graded, cut, or filled, we can mobilize our personnel to accomplish this task to meet the demands of the prospect. The site has immediate rail access and has enormous utility infrastructure capabilities in place including high-voltage electricity, wastewater capacity, potable water capacity, and large-volume natural gas. The Frontier Group of Companies is committed to assisting communities to help create jobs and economic vitality for the long term. We are a well-established company with in-house experts in the demolition, environmental, engineering, legal, logistics, and real estate space.

Transportation



Call us now

Phone: 304-914-7716

Email: 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, Class I

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 (1,500 GPM)

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): 6 +/- miles, 5,000 ft individual spurs

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): 12.5 kV, 25 kV

Available Capacity (MW): 150 - 175 MW

Private Electric Substation at Site: Yes

Electric Service Options: Three individual load studies in place (x2 20 MW load studies, x1 200 MW load study). Option 1 - New 138 kV --> 13.8 kV Substation, Option 2 - Existing 25 kV Circuit (5 MW available), Option 4 - 12.5 kV (3-phase) service for 5 - 10 MW available.



Call us now

Phone: 304-914-7716

Email: abasil@fic-services.com

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



Natural Gas

Natural Gas At Site: Yes - Distribution and Transmission

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

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

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

Available Natural Gas Capacity: 12" (2,000 MCF/hr) - From Newly Constructed Point of Delivery for Site Development

Water

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

Fiber Type 1 Providers: Horizon, Comcast, AT&T

Data Speeds At Site: 100 GB/s Up and Down with Dark Fiber Available

Other Utilities



Call us now

Phone: 304-914-7716

Email: abasil@fic-services.com

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



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)

Gallery



Call us now

Phone: 304-914-7716

Email: abasil@fic-services.com

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

