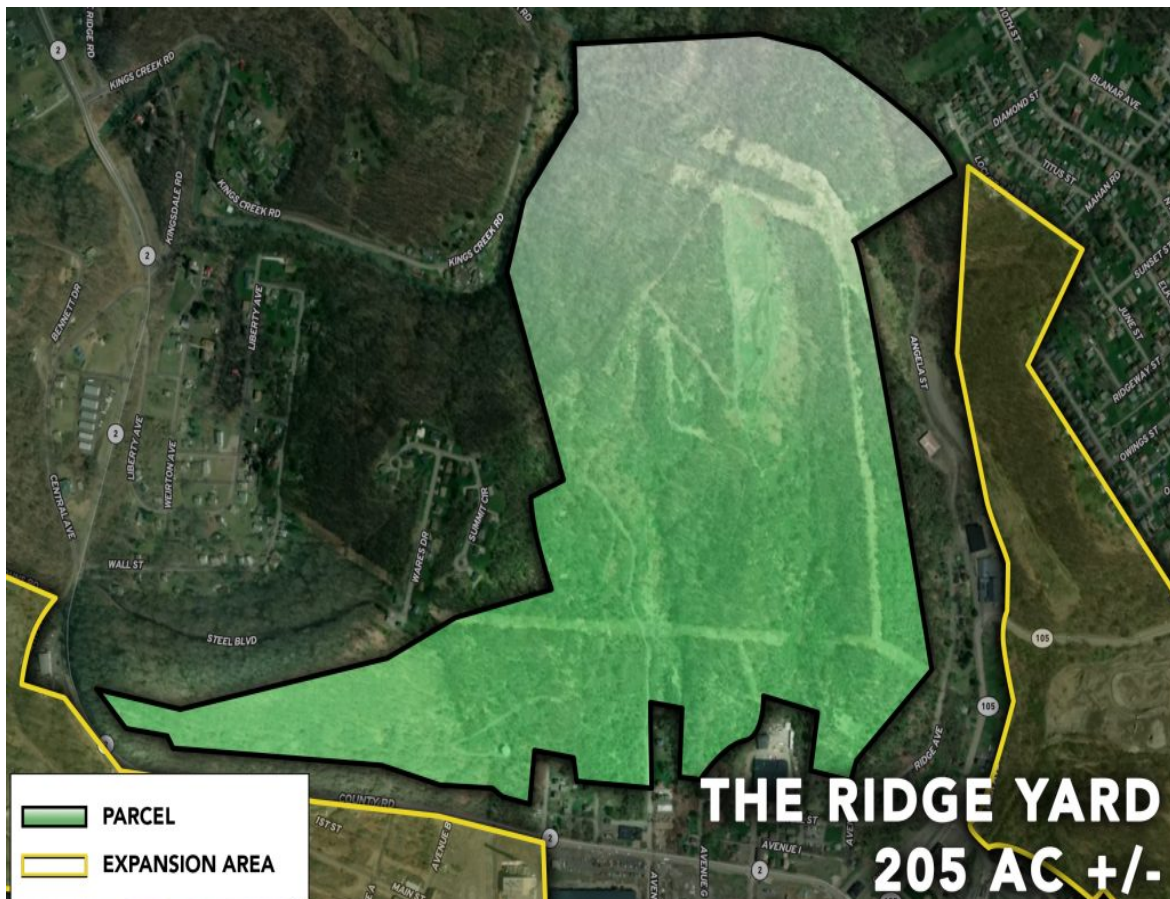


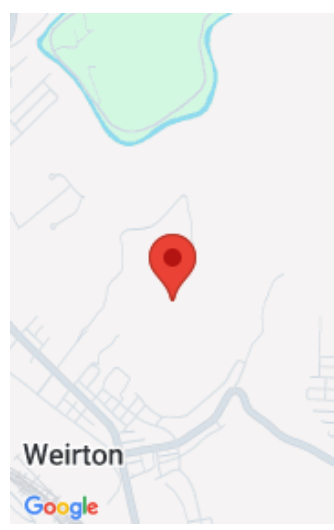
WFC O - THE RIDGE YARD

<https://frontier-companies.com>

CCF7+Q5 Weirton,
WV, USA



- Data Processing, Heavy Industrial, Laydown, Manufacturing, Transloading
- Heavy Power, Mega-Site, Rail Served, River Served
- Available
- 8929800 sq ft



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



Basics

Property Type: Land

Status: Available

Site Size, Ac: 205 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: 8929800 sq ft

Pad Sizes (Ac): 5 - 205+ Acres

Expansion Size: 100 acres

Topography: Level

Property Name: Weirton Frontier Crossings

Date added: Added 1 year ago

Transportation

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



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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

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



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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



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