



Monaca Redevelopment

Land along the Ohio River access to rail service,
power and multimodal transportation infrastructure.

CONFIDENTIAL OFFERING MEMORANDUM

±101 ACRES OF MIXED USE LAND

±195 ACRES OF INDUSTRIAL LAND

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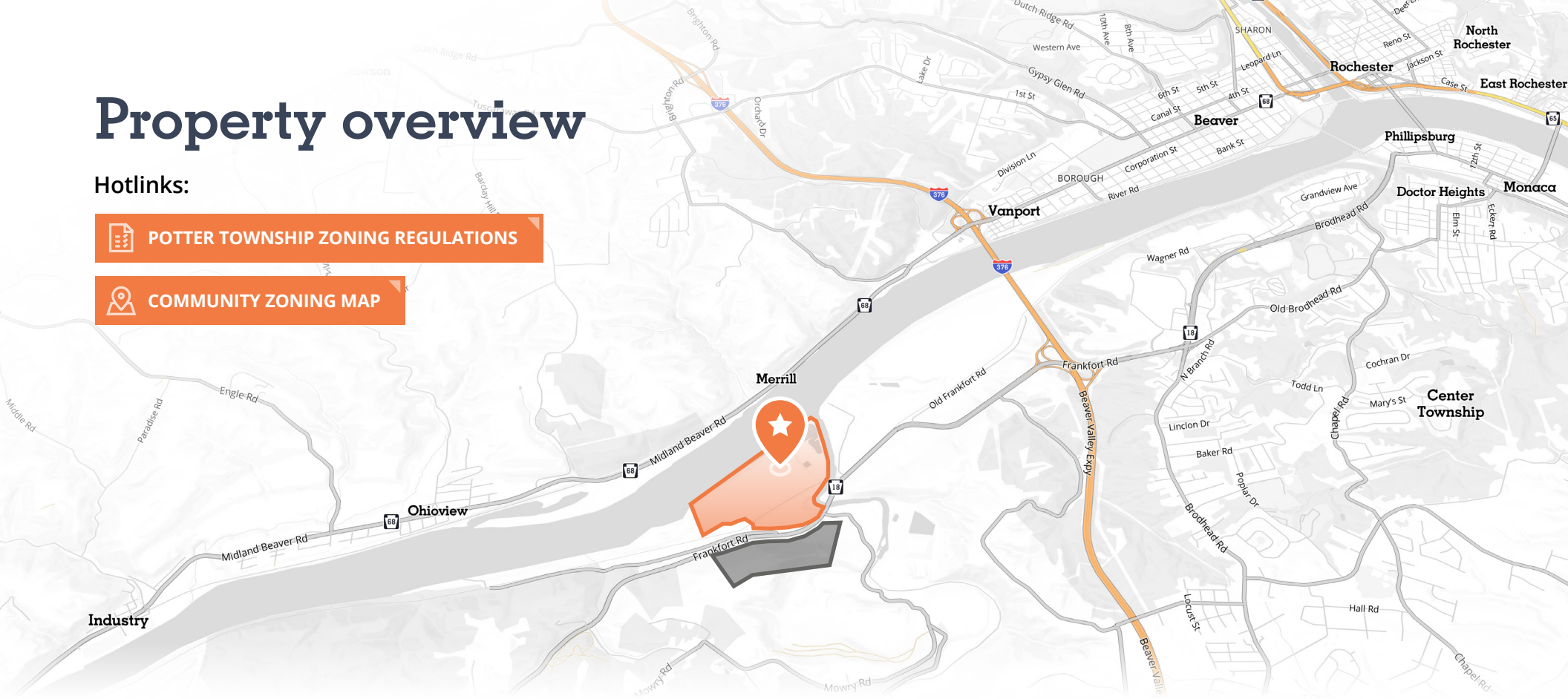
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**AVISON
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Property overview

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The subject property is a heavy manufacturing facility located along Route 18, roughly 25 miles northwest of Pittsburgh and 12 miles north of Greater Pittsburgh International Airport. The site is approximately ± 296 acres in total, comprising of ± 194.9 acres zoned for heavy industrial use with numerous existing structures and ± 101 acres of mixed use land. It is serviced by rail, barge and a 40-megawatt substation—two (2) 20-megawatt substations with auto switchover and redundant power feeds. Access to the regional highway system via Route 376 is outstanding. Excellent potential for redevelopment by industrial uses. **Benefits include:**



Level, developable
land on the site



Existing Class 1
rail service (CSXT)



Heavy power (existing
40-MW substation)



Permits to draw up
to 25,000 gallons per
minute of river water



River dockage (off load 1
barge at a time, pump to
site, approx. 2,500 GPM)

PROPERTY OVERVIEW

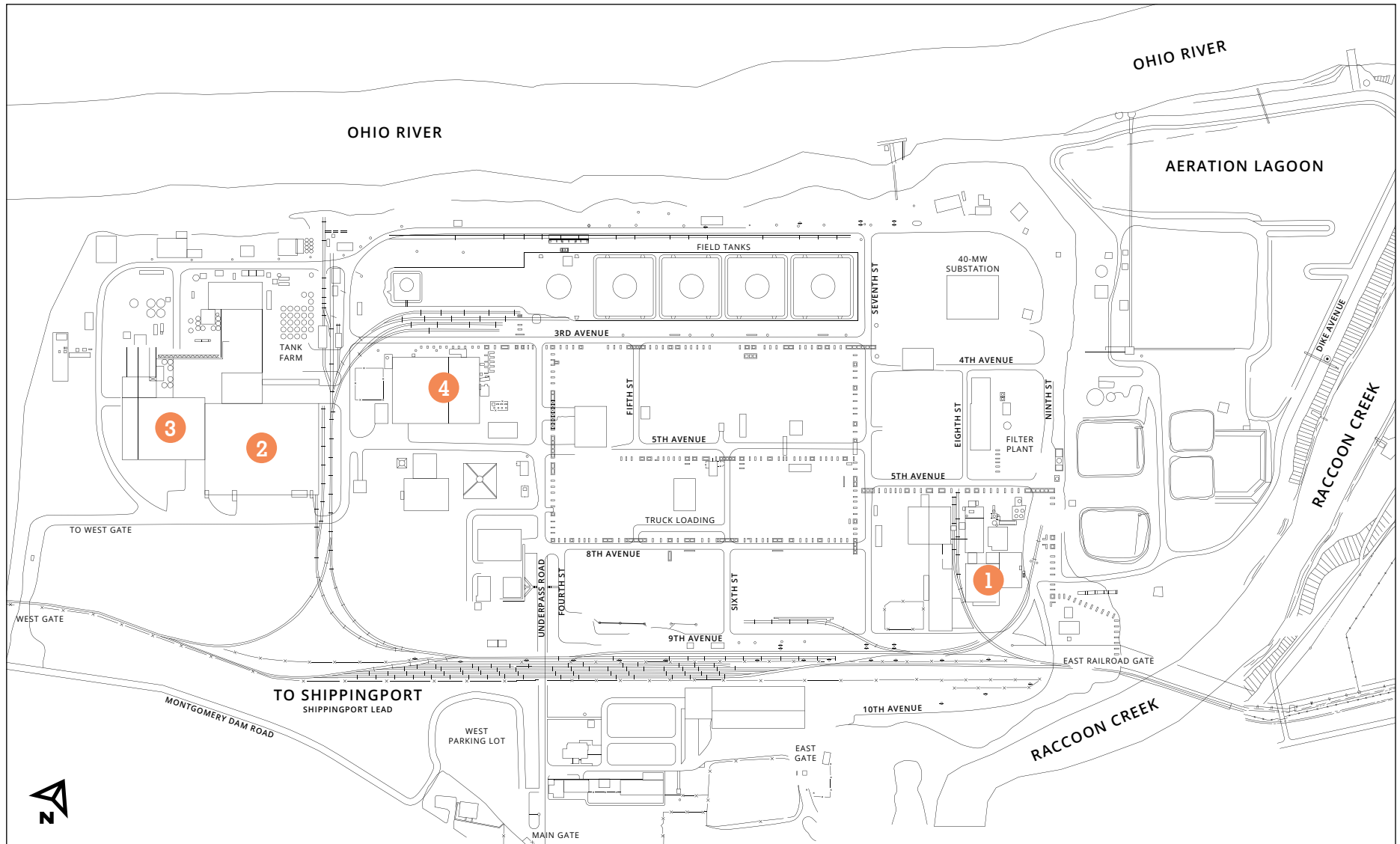
Site plan

1 24,800 sf
Warehouse 1

2 101,000 sf
Warehouse 2

3 42,000 sf
Warehouse 3

4 59,700 sf
Warehouse 4



LOCATION OVERVIEW

Proximity to Pittsburgh

A strategic location, skilled workforce, affordable living and strong business incentives have placed the Greater Pittsburgh area on the map as an innovation and technology hub. Building off its industrial and manufacturing roots, the 10-county region boasts a strong and diverse economy which is highly desirable to both businesses and employees.



~2.6 million
Population



1.3 million
Workforce



490,000+
Millennial (25-39) population (2021)



\$169 billion
Gross domestic product (2020)



Pittsburgh Int'l Airport
16.5 miles (17 min)



I-79 Connector
26.0 miles (26 min)



Downtown Pittsburgh
33.6 miles (50 min)