

AVAILABLE MON RIVER INDUSTRIAL PARK

1 WHEELING PITTSBURGH STEEL DRIVE, ALLENPORT, PA 15412 | WASHINGTON COUNTY



IDEAL RIVERFRONT SITE

FOR A VARIETY OF INDUSTRIAL PROJECTS

TRUCK | RAIL | BARGE | EXCELLENT ACCESS TO I-70

DEVELOPMENT OPPORTUNITY | INTERMODAL SITE

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OVERVIEW

LAND AVAILABLE (±400 acres)

1. MAIN PLANT SITE

- ± 102 acres of prime, flat riverfront land
- Allenport Borough, Washington County

2. LAND ADJACENT TO THE PLANT SITE

- ± 185 acres located across Route 88
- Allenport Borough, Washington County

3. DUNLEVY SITE

- ± 95 acres of raw, flat riverfront land
- Dunlevy Borough/Allenport Borough, Washington County

FOR SALE / LEASE / BUILD TO SUIT

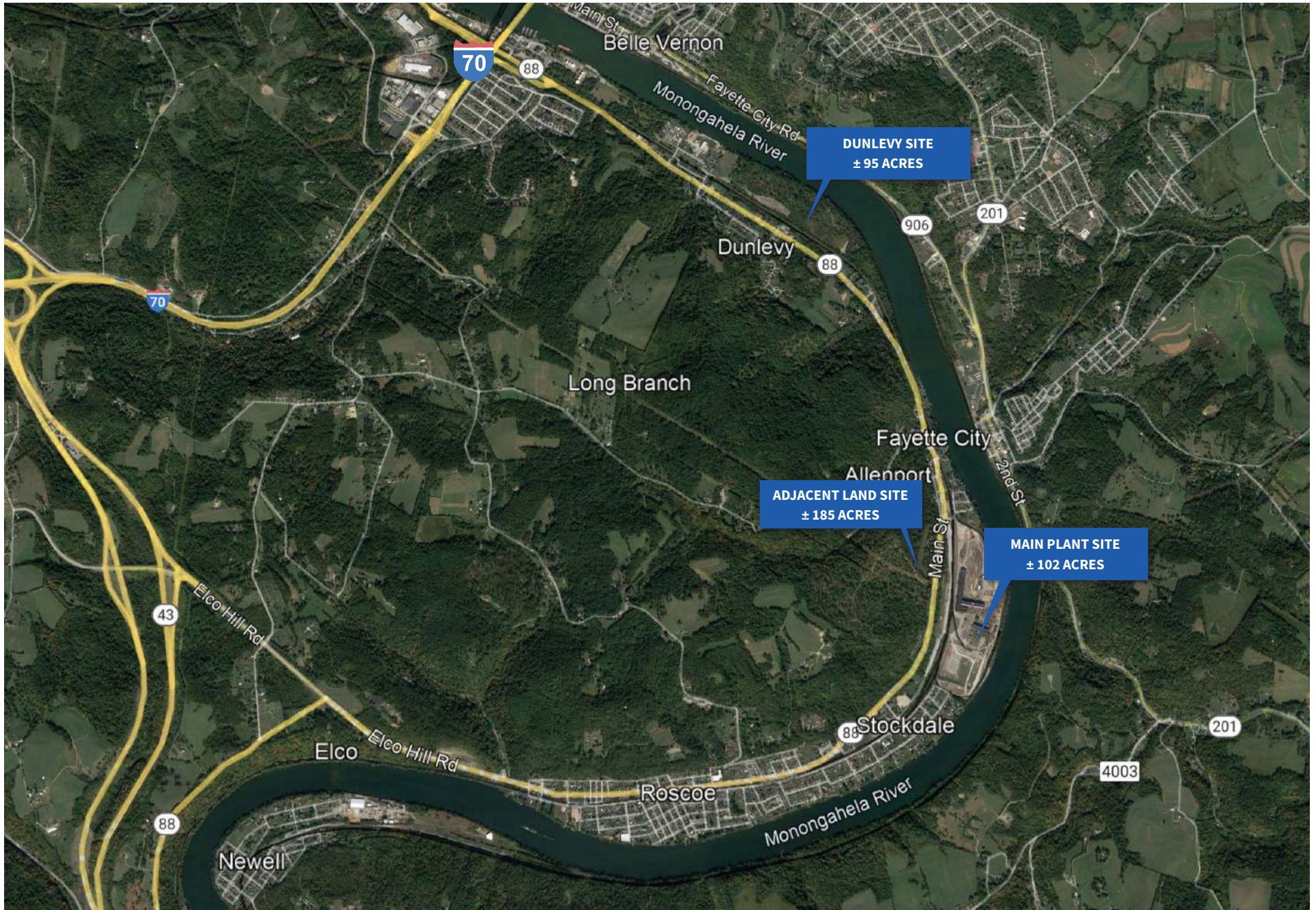
PROPERTY HIGHLIGHTS

IDEAL RIVERFRONT SITE FOR A VARIETY OF INDUSTRIAL PROJECTS

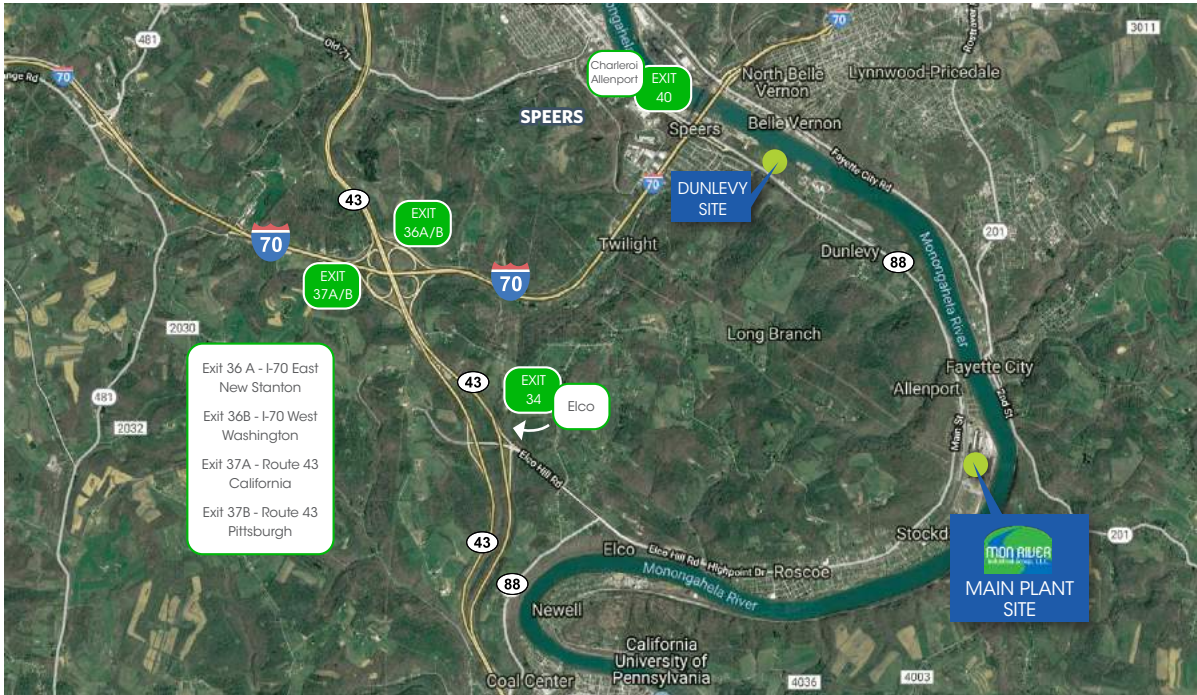
- ± 102 acres of prime, flat, riverfront property available for development (Main Plant Site)
- ± 400 acres in total controlled by the ownership group
- Excellent access to I-70 (2 miles from the Main Plant Site / 1 mile from the Dunlevy Site)
- Active Class I Rail Service to the site operated by Norfolk Southern
- Over 4 miles of rail loop on site with expansion capabilities
- Infrastructure in place for barge loading and offloading
- Heavy industrial power infrastructure with potential to upgrade to 180 MW
- Ownership group controls ±400 acres of mineral rights



SITE AERIAL

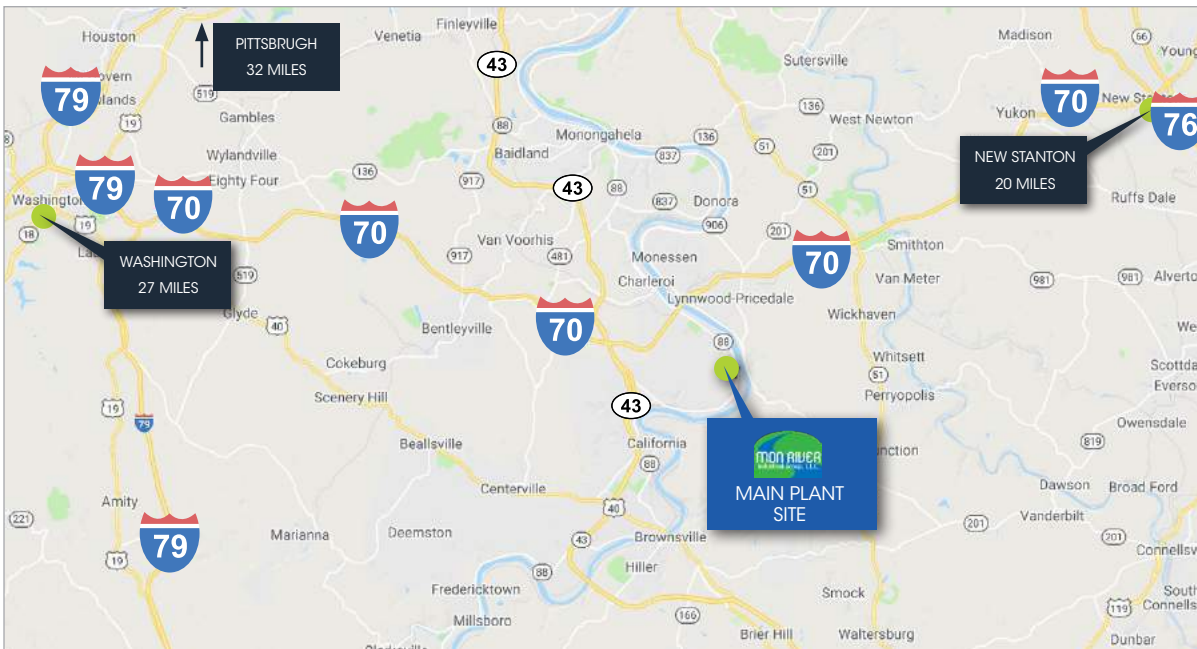
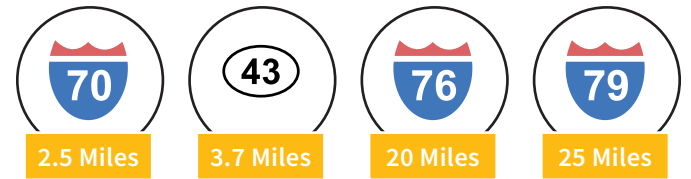


LOCATION - INTERSTATE ACCESS

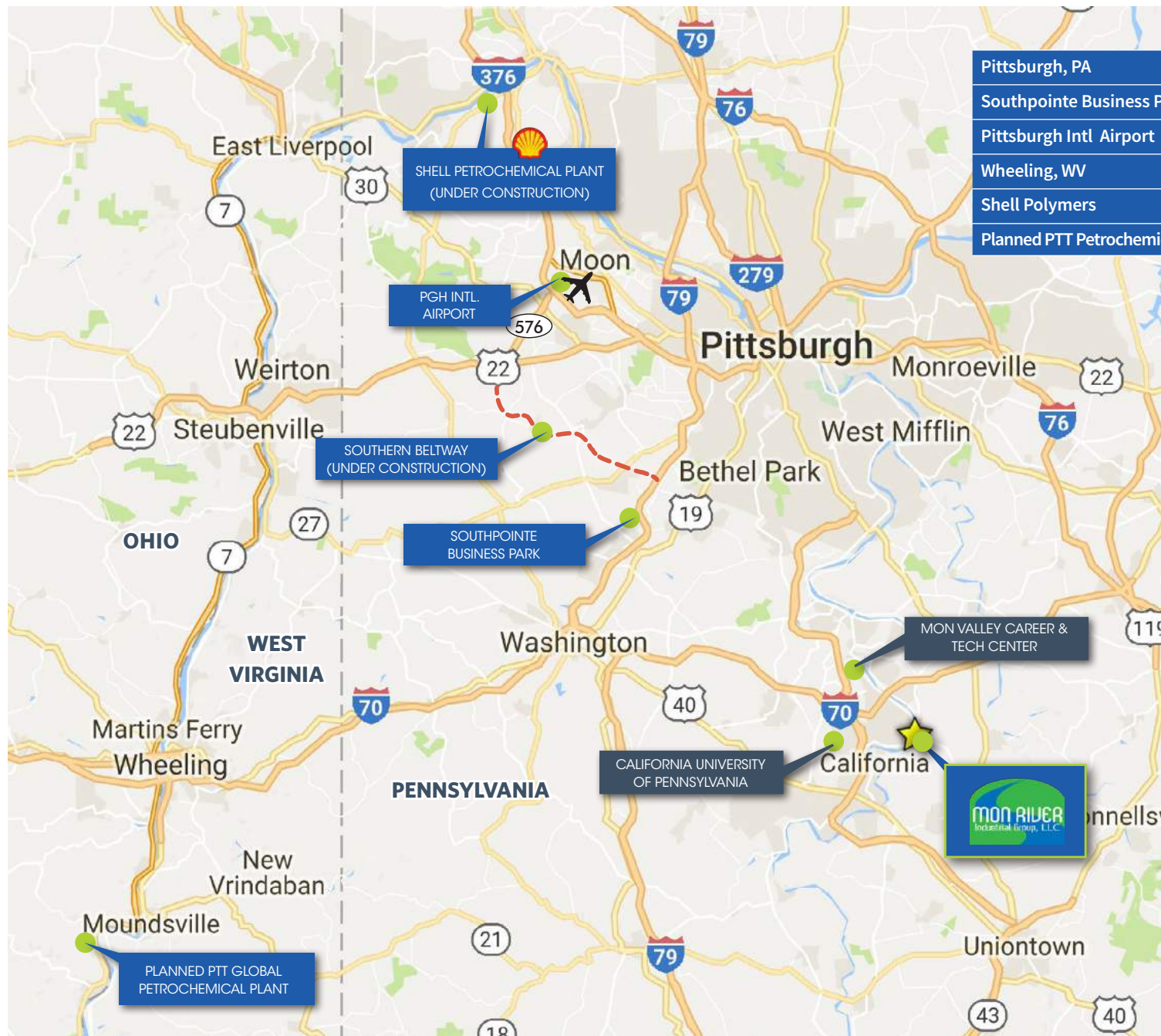


Prime, Intermodal Site with Excellent Interstate Access

KEY DISTANCES	
Route 88	Immediate
I-70 via Exit 40	2 miles from Main Plant Site 1 mile from Dunlevy Site
Route 43 (Mon-Fayette Expressway)	3.7 miles from Main Plant Site 4 miles from Dunlevy Site
I-76 (New Stanton)	20 miles / 25 minutes
I-79	25 miles / 35 minutes
Washington, PA	27 miles / 37 minutes



LOCATION - MAP OF THE TRI-STATE AREA (PA/OH/WV)



Pittsburgh, PA	32 miles / 55 minutes
Southpointe Business Park	28 miles / 42 minutes
Pittsburgh Intl Airport	51 miles / 65 minutes
Wheeling, WV	57 miles / 60 minutes
Shell Polymers	65 miles / 80 minutes
Planned PTT Petrochemical Plant	69 miles / 80 minutes



MAIN PLANT SITE

IDEAL RIVERFRONT SITE FOR A VARIETY OF INDUSTRIAL USES

Acreage: ± 102 acres of flat, riverfront property

Zoning: Heavy Industrial

Rail:

- Direct access to Class I Rail Service operated by Norfolk Southern
- Over 4 miles of rail loop on site with locomotives
- Track can be expanded

Barge:

- Over 800' of existing barge loading dock
- Barge to rail and barge to truck loading

Truck:

- Located 2 miles from I-70 and 3.7 miles from Route 43
- Active truck scale on site

Power:

- Dual Feed with Two 138 kV Feeds
- Current capacity of 40MW with potential to upgrade to 180 MW

Security:

- Fully secured site
- 24/7 controlled access

Existing Buildings:

- ± 150,000 SF remain (Building 111 & the Machine Shop); ± 570,610 SF has been demolished since 2019 and ± 37,950 SF is in-progress of being demolished.
- Originally ± 800,000 SF of improved industrial space on site



FLAT, INTERMODAL SITE WITH EXCELLENT INTERSTATE ACCESS (I-70)



MAIN PLANT SITE BUILDING SPECS AND DEMO SCHEDULE



Building	Demo Schedule	Dimensions (w x l) ft.	Total (SF)	Total (Acres)
Machine Shop	Can Remain	120' x 450'	54,000	1.24
111	Can Remain	110' x 900'	99,000	2.27
105	Demolished	105' x 600'	63,000	1.45
106	Demolished	98' x 300'	29,400	0.67
107	Demolished	98' x 375'	36,750	0.84
108	Demolished	60' x 575'	34,500	0.79
109	Demolished	60' x 575'	34,500	0.79
110	Demo In-Progress	60' x 575'	34,500	0.79
112	Demo In-Progress	72' x 575'	41,400	0.95
115	Demolished	115' x 400'	46,000	1.06
117	Demolished	58' x 450'	26,100	0.60
119-122	Demolished		300,360	6.90

IMPROVED INDUSTRIAL SPACE

FORMER ROLLING MILL

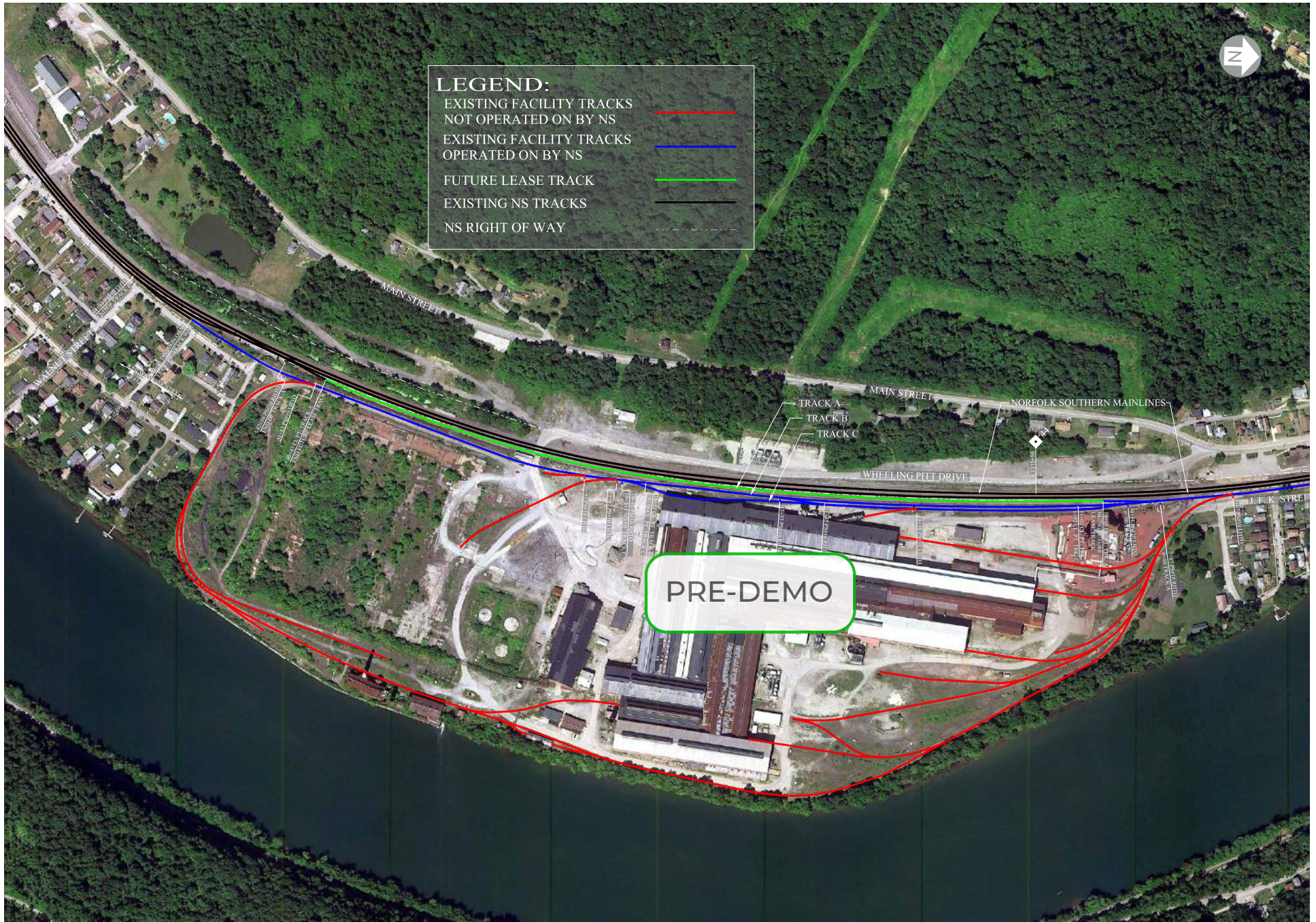
± 570,610 SF has been demolished since 2019
(Buildings 105-109, 115, 117, 119-122)

± 37,950 SF is in-progress of being demolished
(Buildings 110 and 112)

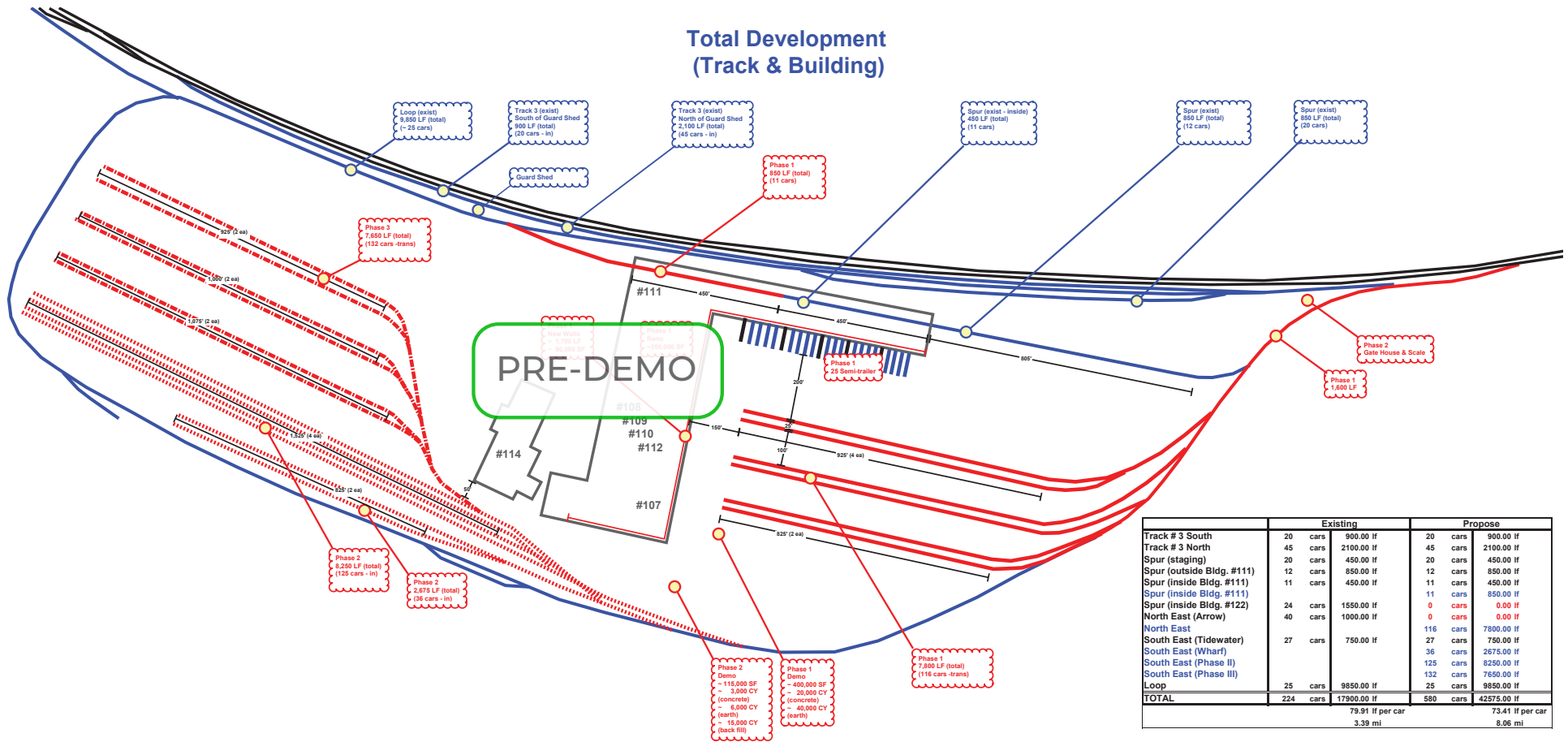
± 150,000 SF can remain
(Building 111 and Machine Shop)

Originally, there was ± 800,000 SF of improved
industrial space on site

MAIN PLANT SITE RAIL CAPABILITIES - EXISTING



MAIN PLANT SITE RAIL TRACK SUMMARY - EXISTING/PROPOSED



MAIN PLANT SITE BARGE CAPABILITIES - EXISTING





SITE OUTLINE

LAND ADJACENT TO THE PLANT

LOCATED ACROSS ROUTE 88

Acreage: ±185 acres

Zoning: Agricultural Zoning

Rail: Class I Rail Service operated by Norfolk Southern located directly across Route 88

Truck: Located 2.5 miles from I-70 and 3.7 miles from Route 43

DUNLEVY SITE

RIVERFRONT LAND FOR FUTURE DEVELOPMENT

Acreage: ±95 acres of flat, riverfront property

Zoning: Light Industrial

Rail: Rail Frontage (Class I Rail operated by Norfolk Southern)

Barge: Barge mooring cells in place

Truck: Located 1 mile from I-70 and 4 miles from Route 43



SITE OUTLINE



MON RIVER INDUSTRIAL PARK - SITE SUMMARY

SITE INFORMATION	MON RIVER INDUSTRIAL PARK
ACREAGE:	<ul style="list-style-type: none"> • ± 102 acre main plant area • ± 185 acres across Route 88 (hillside); adjacent to the main plant site • ± 95 acres in Dunlevy; directly North of the main plant site • ± 400 total
IMPROVED SPACE:	<ul style="list-style-type: none"> • ± 150,000 SF can remain which includes Building 111 and the Machine Shop • Subject to demolition schedule (±570,610 SF demolished to-date); another ±37,950 SF is in-progress of being demolished • The original Mill had ± 800,000 SF of existing space
RAIL:	<ul style="list-style-type: none"> • The Class I railroad feeding the Plant Site and the 95 acre Dunlevy Site is Norfolk Southern • The Plant Site has 4 miles of rail loop with locomotive service to transport and coordinate real traffic • The rail loop on site can be expanded • MRIP owns all rail on their property and performs all their own switching and rail operations
BARGE:	<ul style="list-style-type: none"> • The Plant Site has 800' of existing barge dock in place with the ability to off-load and load barges directly unto truck or rail • The 95 acre Dunlevy site has barge mooring cells in place
POWER:	<p>POWER PROVIDER: FIRST ENERGY</p> <ul style="list-style-type: none"> • Dual Feed with Two 138 kV Feeds • Current capacity of 40MW with potential to upgrade to 180 MW through power provider
WATER:	<p>WATER PROVIDER: MUNICIPAL AUTHORITY OF WASHINGTON COUNTY (PUBLIC)</p> <ul style="list-style-type: none"> • The current Mon River water withdraw capacity is 15,000 GPM • There is unlimited water withdraw for on site use at the Plant Site • The municipal water supply capacity is 2,400 GPM
WASTEWATER:	<p>WASTEWATER PROVIDER: MON VALLEY SEWAGE (PUBLIC)</p> <ul style="list-style-type: none"> • Existing wastewater infrastructure in place
SANITARY SEWERS:	<ul style="list-style-type: none"> • All Underground • Series of Pumping Stations throughout the property flow to a 10" main gravity fed system • The line runs to a municipal WWT facility which is 1/2 mile away
NATURAL GAS:	<p>NATURAL GAS PROVIDER: COLUMBIA GAS</p> <ul style="list-style-type: none"> • 12" Main Transmission Line - 330 psi MAOP • 4" High Pressure Lines throughout the Plant • Columbia Gas is the transmission Provider

MON RIVER INDUSTRIAL PARK - SITE SUMMARY CONTINUED

SITE INFORMATION	MON RIVER INDUSTRIAL PARK
MINERAL RIGHTS:	Ownership controls ± 400 acres of Mineral Rights.
EXISTING PERMITS:	<ul style="list-style-type: none"> • NPDES permit in place • The Plant Site was a Title 5 Air Quality Permit facility
ENVIRONMENTAL:	Voluntary application has been made to the Pennsylvania Land Recycling Program - "Act 2"
ZONING:	<ul style="list-style-type: none"> • Main Plant Site (± 102 Acres) - HEAVY INDUSTRIAL • Site Adjacent to the Plant Across Route 88 (± 185 Acres) - AGRICULTURAL • Land for Future Development in Dunlevy (± 95 Acres) - LIGHT INDUSTRIAL
AVAILABILITY OF CONSTRUCTION AND OPERATIONS LABOR:	Information can be provided upon request
SITE HISTORY:	<p>1899: The Pittsburgh Steel Hoop Company went into business in Glassport, PA manufacturing steel hoops and bands for wooden kegs.</p> <p>1901: The Pittsburgh Steel Hoop Company merged with and became the Pittsburgh Steel Company.</p> <p>1918: The Pittsburgh Steel Products Company built a tube mill in Allenport.</p> <p>1925: The Pittsburgh Steel Company purchased all Pittsburgh Steel Products Company facilities including the Allenport Works.</p> <p>1953: The Pittsburgh Steel Company built the hot and cold rolled Sheet Mill in Allenport.</p> <p>1968: The Wheeling-Steel Corporation merged with The Pittsburgh Steel Company and became the Wheeling-Pittsburgh Steel Corporation.</p> <p>2008: The mill was operated by the entities affiliated with Esmark, Severstal, and RG Steel over a 5 year period.</p> <p>2012: The property was purchased by Mon River Partners, LP.</p> <p><i>*In full operation, the Allenport Plant employed over 3,200 hourly and salaried employees.</i></p>

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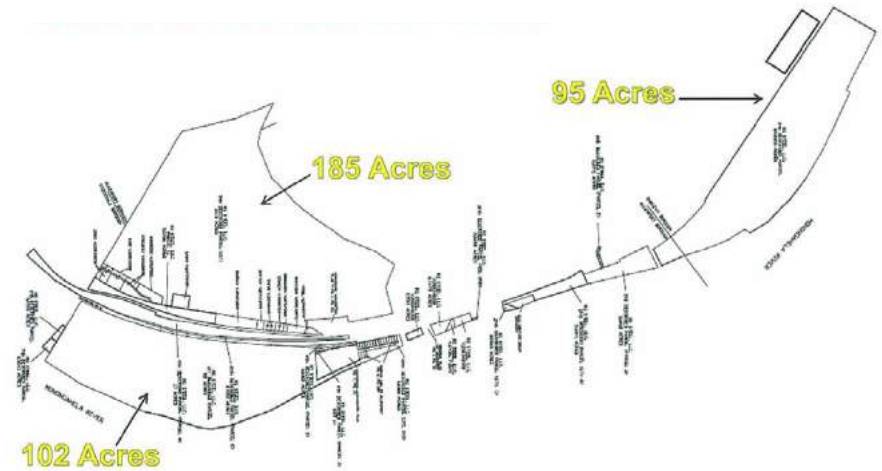
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MON RIVER INDUSTRIAL PARK SITE MAP



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