

# INDUSTRIAL BUILDING FOR SALE

210 First St. Vandergrift, Westmoreland County, PA

Approximately 27.65 acres located along the Kiskiminetas River

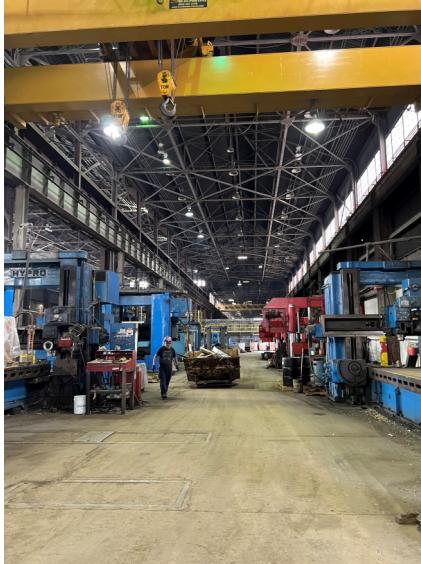


Approximately 175,000 SF  
Steel Processing Plant and  
business with equipment.

Owner, MSI Corporation.

Bay Size includes:

- 700' x 71' w/35' clear height and two overhead DC cranes of 75 Tons each on one rail.
- Neighboring bay with 50 Ton (1) and 15 Ton (2) Overhead cranes over 72,000 SF.
- T-2 lighting upgrades along w/sodium vapor.
- Machinery includes Amada saws model # 's 1,600, 1,300, 1,000 AN700
- Equipment list available.
- Rail location for Norfolk Southern. Currently no spur.
- Real Estate Taxes : County, Borough & School Total \$26,694.15.
- Sale Price \$9,900,000 includes real estate & equipment.



CONTACT: Edward J. Lewis, Inc. (330) 746-6581

27 S. Hazel Street  
Youngstown, OH 44503

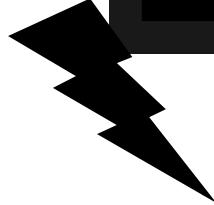
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ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED 05/22/23

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## Power distribution at MSI corporation.

West Penn Power has two 25 KV feeders coming into our plant. Everything that follows is MSI property. MSI has a 5000 KVA transformer. 25 KV delta primary to 2300 volt wye secondary rated at 1256 amp at 2300 volt. It supplies 2300 volts to the rest of the plant.

Two - 2000 KVA, 480/277 volt transformers rated at 2700 amp, 480 volt.

One - KVA, 480 volt secondary transformer rated at 903 amp, 480 volt.

One - 300 KVA, 480 volt secondary transformer rated at 360 amp, 480 volt.

One - 750 KVA, 240 volt secondary transformer rated at 1800 amp, 240 volt.

There are two banks of 3 single phase transformers rated at 333 KVA each for a total of 1000 KVA. They are hooked up in a delta wye configuration with a 240 volt secondary and a center tap for 120, 120, and 208 voltages to neutral. Each bank of transformers is rated at 2400 amp at 240 volt.

There are three main bays under roof.

Bay 1 has two 75-ton cranes with 15-ton axillary hoists.

Bay 2 has two 15-ton cranes and a 50-ton crane with a 50-ton axillary hoist.

Bay 3 has a 50-ton crane with a 10-ton axillary hoist and a 15-ton crane.

Building 2 has a 30-ton crane with a 5-ton axillary hoist and a 15-ton crane.

Building 3 has a 5-ton crane.

One - 240-volt DC Reflex rectifier rated at 1600 amp.

One - Quincy air compressor, QGD-40 for plant air.

One - Zander Artic Star refrigerant air dryer.

There is a second Quincy air compressor for back up purpose only.

Water is supplied by Municipal Authority of Westmoreland County.

Sewage is taken by Kiski Valley Water Pollution Control Authority.

The natural gas provider is Peoples.

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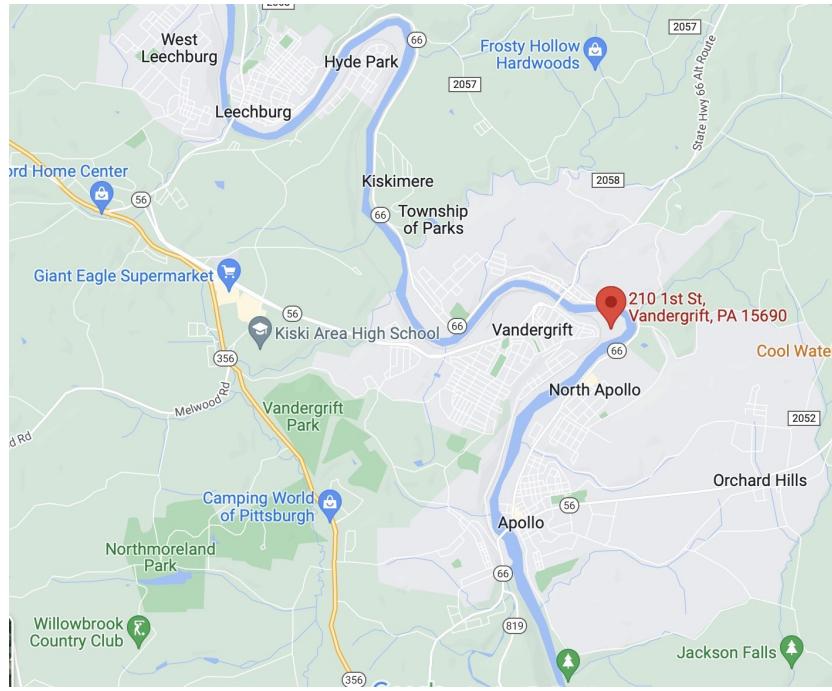
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