

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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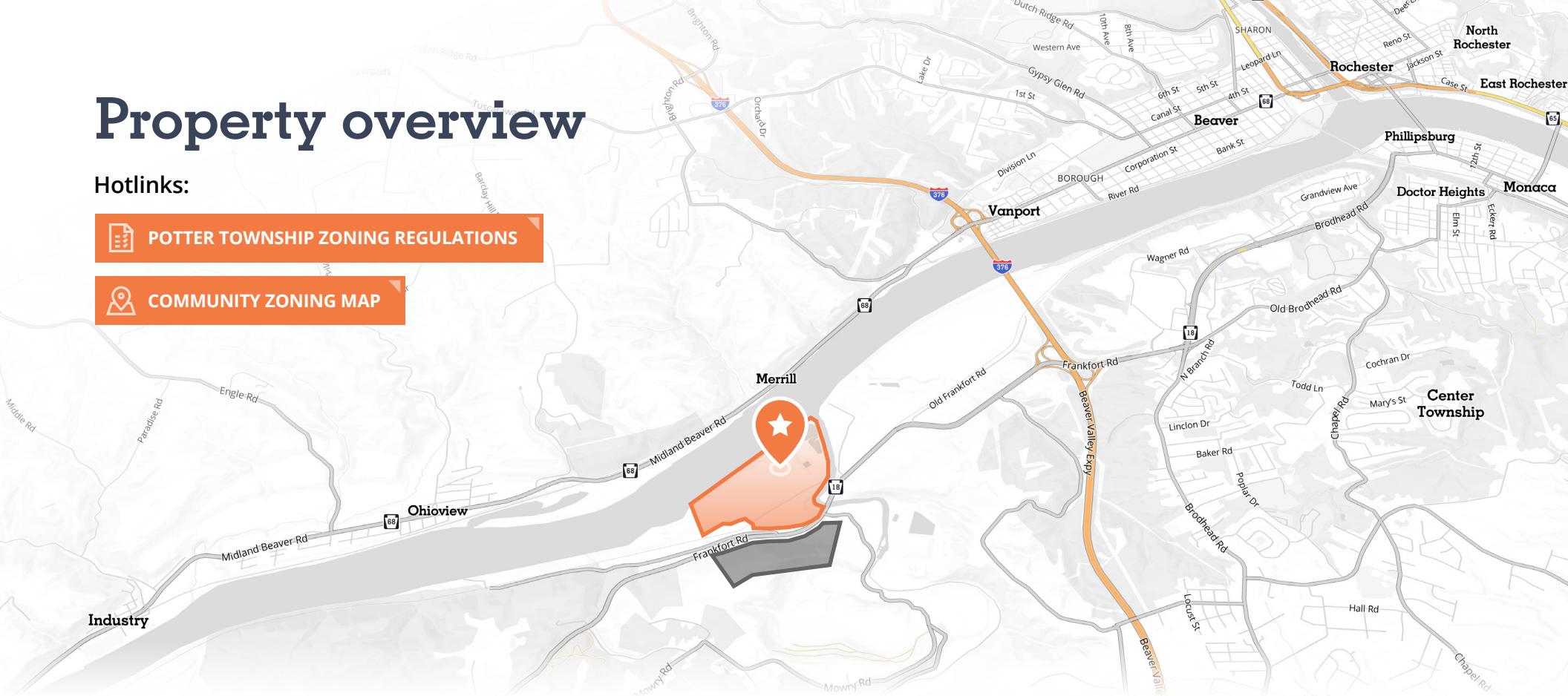
**AVISON
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Property overview

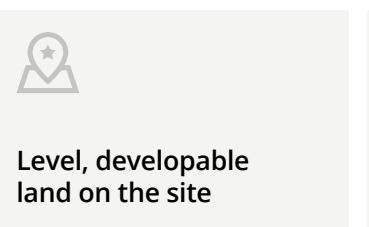
Hotlinks:

 [POTTER TOWNSHIP ZONING REGULATIONS](#)

 [COMMUNITY ZONING MAP](#)



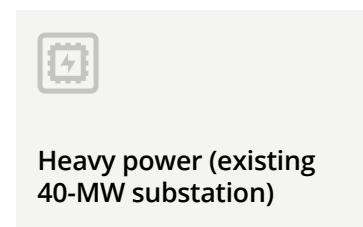
The subject property is a heavy manufacturing facility located along Route 18, roughly 25 miles northwest of Pittsburgh and 12 miles north of Greater Pittsburgh International Airport. The site is approximately ± 296 acres in total, comprising of ± 194.9 acres zoned for heavy industrial use with numerous 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:**



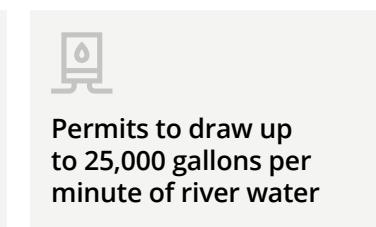
Level, developable land on the site



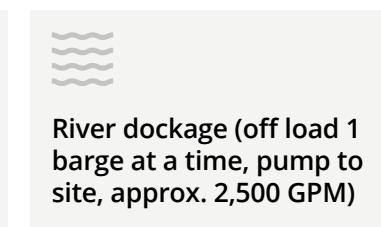
Existing Class 1 rail service (CSXT)



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)

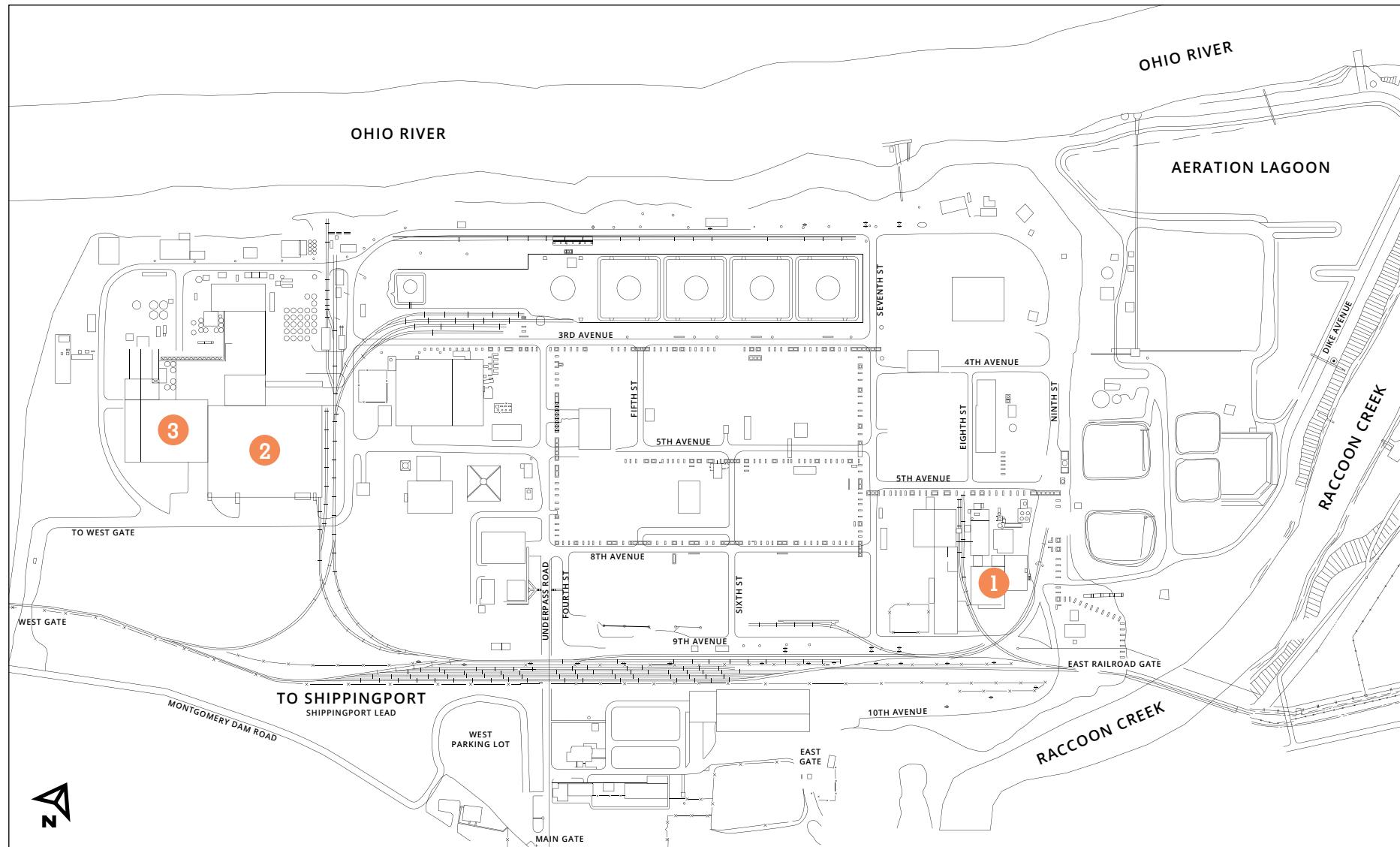
PROPERTY OVERVIEW

Site plan

1 24,800 sf
Warehouse 1

2 101,000 sf
Warehouse 2

3 42,000 sf
Warehouse 3



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.

