

Date Revised:
Mon, Nov 20, 2023

SHIPPINGPORT INDUSTRIAL PARK

At the Crossroads of the Manufacturing, Energy, Petro-Chemical, and Transportation/Logistics Economies.

FEATURED PROPERTY

SITE FEATURES

SPACE & STORAGE



650+ acre land ownership



100+ acres of shovel ready land



150k+ sq. ft of storage between 5 buildings available



5 - 80+ acre flat, contiguous parcels for sale or lease

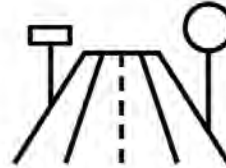
MULTI-MODAL TRANSPORTATION



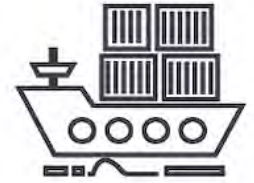
2+ miles of spur Rail transloading system on site



20 minutes to Pittsburgh International Airport



Existing site road network & **5 miles** to I-376



60 permitted, available barge cells and **4 loading docks**

OTHER VALUABLE INSIGHTS



1.5 million in labor force within 50 miles



Close proximity to metropolitan areas **growing** populations

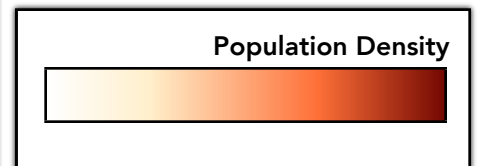
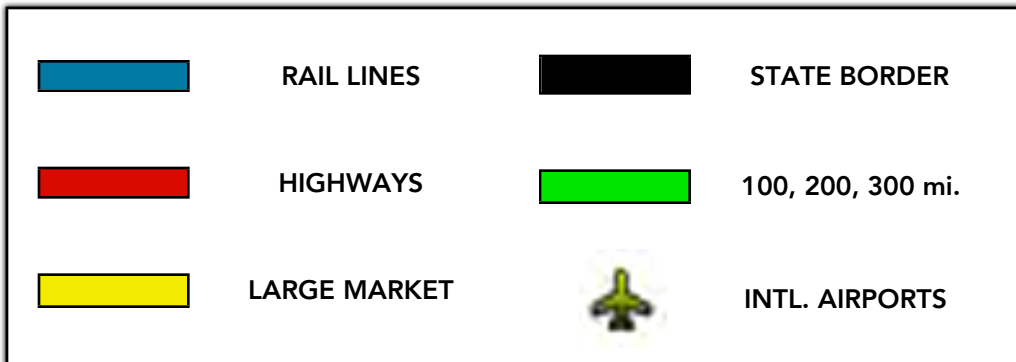
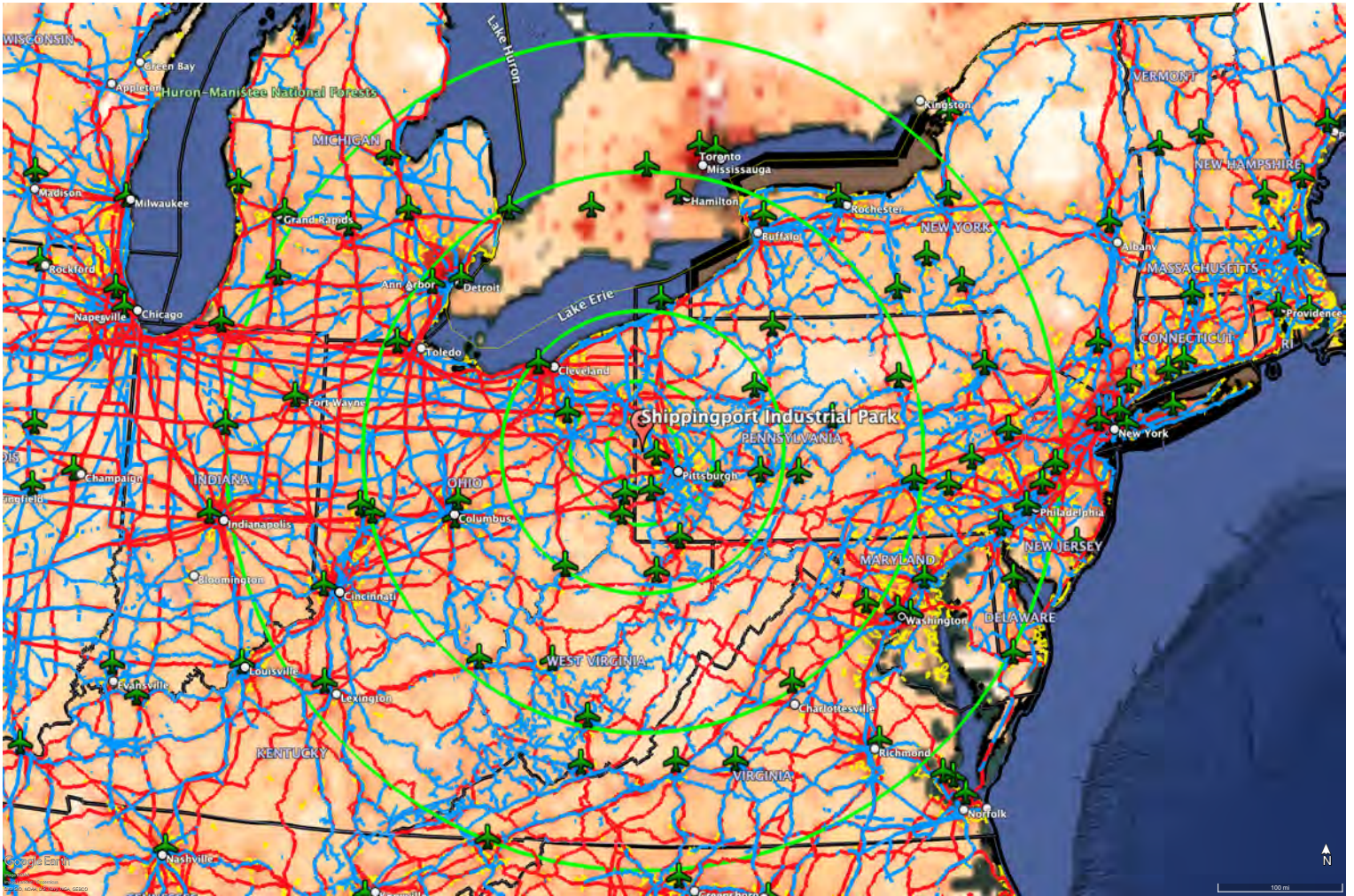


Utility infrastructure readily available



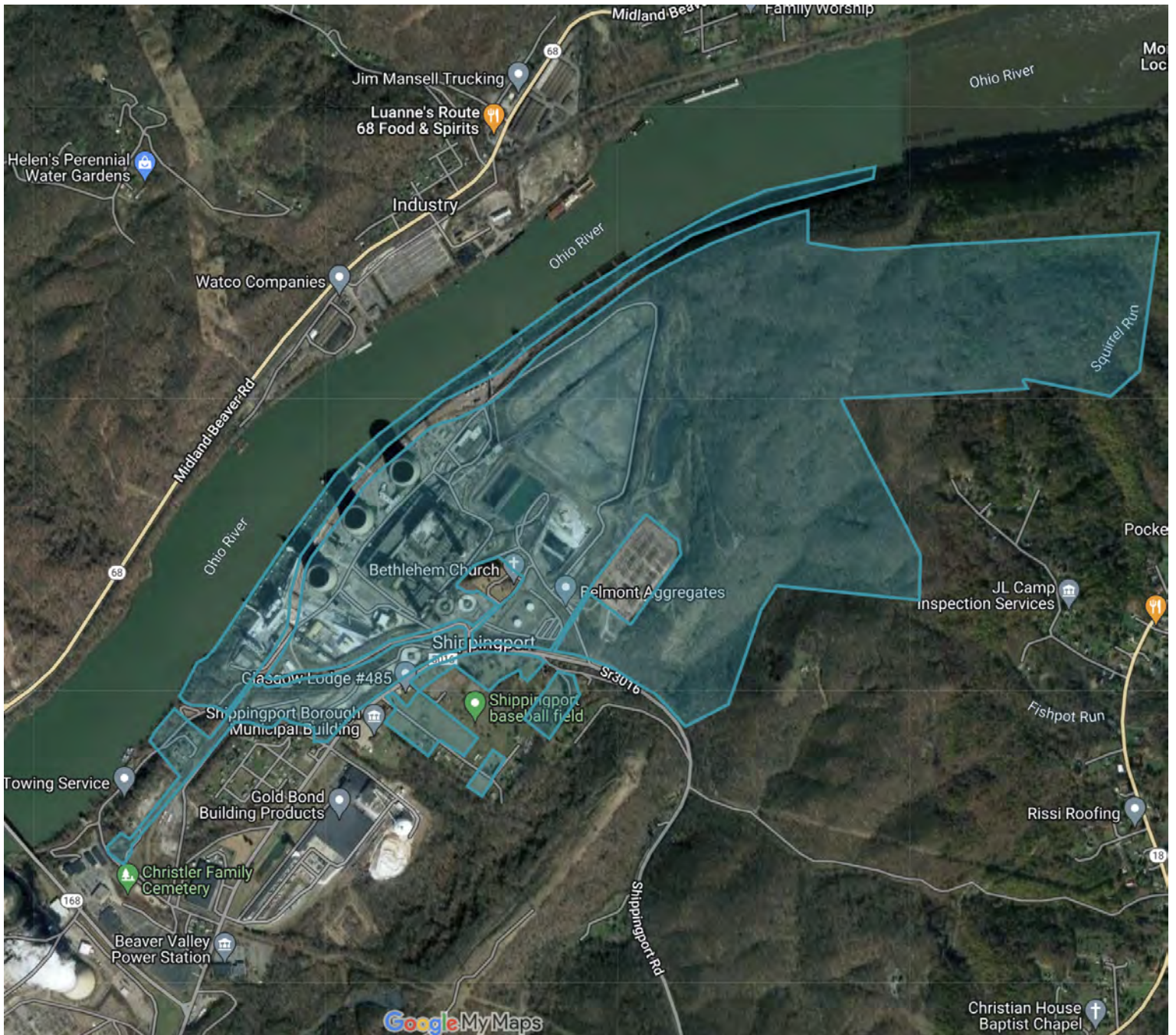
Abundant access to **riverwater** supply

LOCATION MAPS



FEATURED PROPERTY

SITE MAP



TOTAL ACREAGE

650

**1312 CHURCH ST
SHIPPINGPORT, PA, 15061**

 **Shippingport
Industrial
Park**

SIP PARCEL A



Area: Measurement (ft):

A	1,800.00
B	550.00
C	1,070.00
D	1,025.00
E	1,000.00
F	570.00

**Ferry Hill Rd,
Shippingport, PA**

40.632288, -80.421024

Tax ID: 50-005-0300.000

1,960,200 sq. ft

45.00 acres

~ 1600 x 2000 ft



Topography:

Level



Location:

Heavy Industrial Site



Brush/Debris:

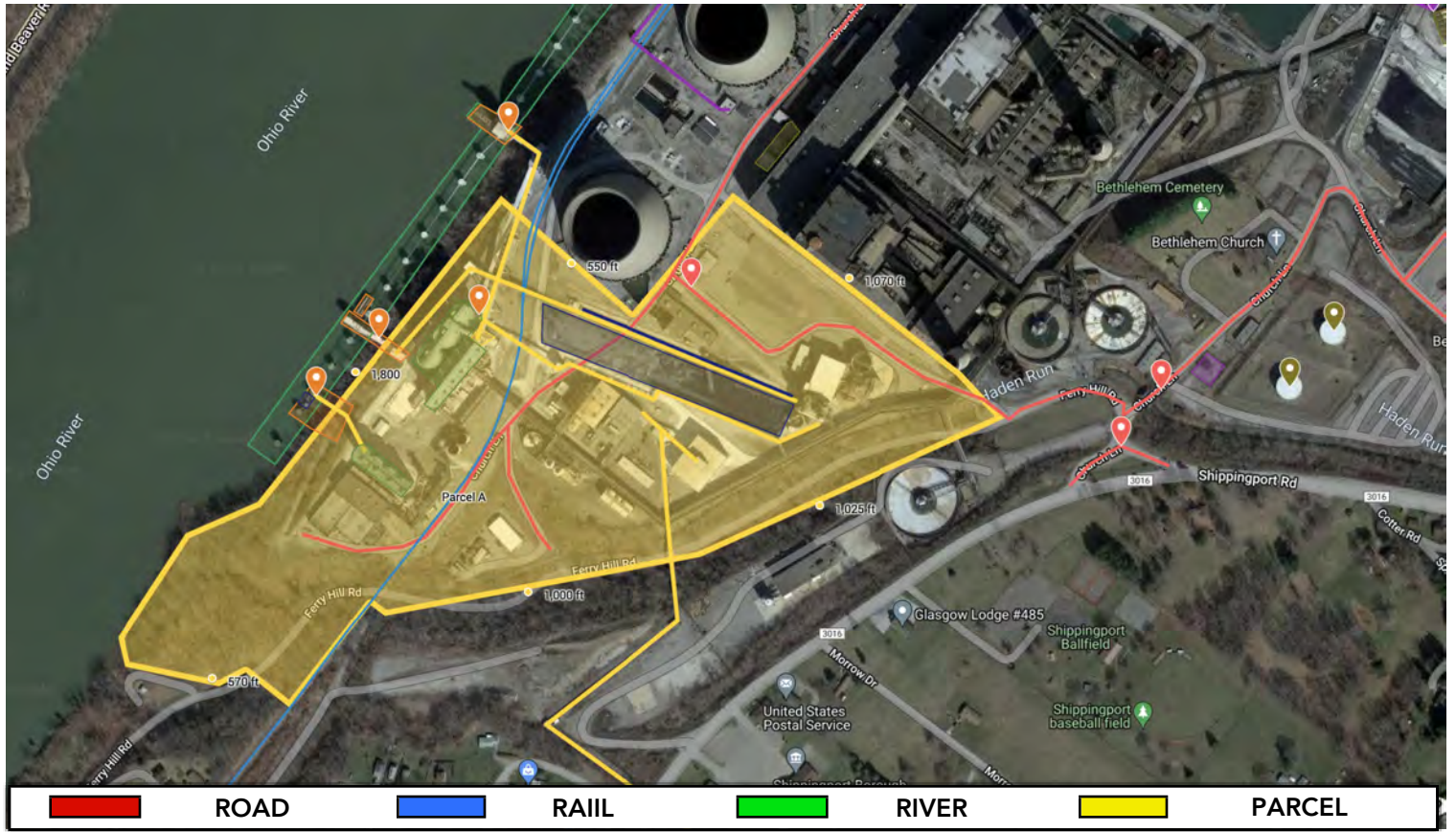
No Debris - Just equipment




Utilities:


All Available - Private and Public

SIP PARCEL A TRANSPORTATION




RAIL  Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER  Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel A** to the **River Terminal** is approximately **0 mile(s)**.

ROAD  Easily Accessible

- 5 miles to I-376 interstate highway
- 12 miles to Pittsburgh International Airport
- Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel A** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL A

Notes:

All 45 acres of SIP Parcel A are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. This area supported the transloading infrastructure and downstream manufacturing of the powerplant. The parcel includes various silos, warehouses, production facilities, storage tanks, and utility infrastructure. Within the parcel, gypsum was produced, lime was stored, material was dewatered, and infrastructure supported the transloading between truck, barge, and rail. If structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently. Most of the infrastructure can be removed with 2-3 months upon decision made.

<https://www.google.com/maps/d/u/0/edit?mid=1yLFsKCTJK-Rk7FFNkRYDz6wT2SMLjXs&usp=sharing>



SIP PARCEL B



Area:	Measurement (ft):
A	1,050.00
B	1,325.00
C	270.00
D	1,570.00
E	600.00
F	610.00
G	390.00

Church Ln,
Shippingport, PA

40.630615, -80.419470

Tax ID: 50-005-0300.000

958,320 sq. ft

22.00 acres

~ 1600 x 1210 ft



Topography:
Mostly Level



Location:
Heavy Industrial Site



Brush/Debris:
Light Debris



Utilities:
All Available - Private and Public

SIP PARCEL B TRANSPORTATION



RAIL



Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER



Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel B** to the **River Terminal** is approximately **0.1 mile(s)**.

ROAD



Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel B** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL B

Notes:

All 22 acres of SIP Parcel B are available. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. Existing infrastructure on site including buildings, tanks, and other infrastructure can be kept or demolished per the demands of the prospect. This area supported environment improvements to the powerplant and was an area for additional parking and equipment staging primarily. The building and system was the Sodium Bi-sulfate (SBS) facility was constructed to help the environmental impacts from the SCR addition to the powerplant. This facility treated a waste from the process and ensured environmental compliance.

<https://www.google.com/maps/d/u/0/edit?mid=15zvNc7nuQnOepcLycR0PvSC7vj27CyQ&usp=sharing>



SIP PARCEL C



Area:	Measurement (ft):
A	1,730.00
B	470.00
C	950.00
D	1,100.00
E	910.00
F	490.00

Church Ln,
Shippingport, PA

40.635099, -80.417291

Tax ID: 50-005-0300.000

1,851,300 sq. ft

42.50 acres

~ 1420 x 1730 ft



Topography:

Level



Location:

Heavy Industrial Site



Brush/Debris:

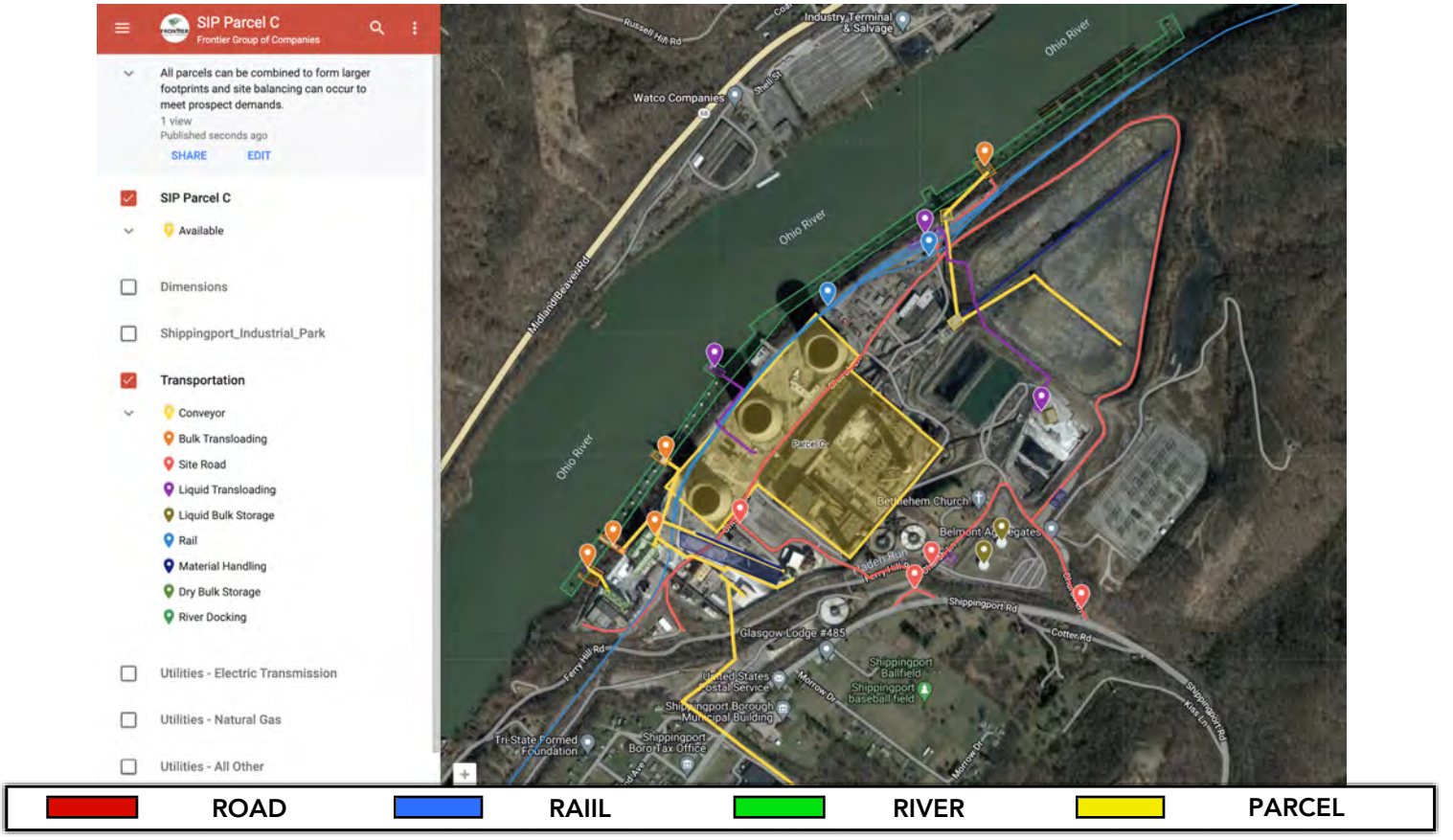
No Debris - Just infrastructure




Utilities:


All Available - Private and Public

SIP PARCEL C TRANSPORTATION



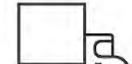
RAIL  Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER  Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel C** to the **River Terminal** is approximately **0 mile(s)**.

ROAD  Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel C** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL C

Notes:

All 42.5 acres of SIP Parcel C are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. This area was the main power production area of the power plant. It house x3 830 MW coal burning units. The units consisted of turbines, boilers, precipitators, smokestacks, scrubbers, condensers, coal handling infrastructure, among various other pieces of equipment. If structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently. Much of the power generating infrastructure remains in great condition and has the potential to be repurposed.

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FEATURED PROPERTY

SIP PARCEL D



Area:	Measurement (ft):	Church Ln, Shippingport, PA
A	775.00	40.637983, -80.415210
B	900.00	Tax ID: 50-005-0300.000
C	550.00	1,049,796 sq. ft
D	300.00	24.10 acres
E	300.00	~ 980 x 1,675 ft
F	950.00	
G	500.00	
H	480.00	



Topography:

Level



Location:

Heavy Industrial Site



Brush/Debris:

No Debris




Utilities:


All Available - Private and Public

SIP PARCEL D TRANSPORTATION



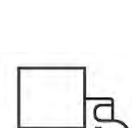
RAIL  Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER  Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel D** to the **River Terminal** is approximately **0 mile(s)**.

ROAD  Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel D** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL D

Notes:

All 24.1 acres of SIP Parcel D are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. This area was used for equipment storage, warehousing, and logistics operations. Multiple buildings stored parts and equipment that were used in planned plant outages. If structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

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SIP PARCEL E



Area:

- A
- B
- C
- D
- E
- F
- G
- H

Measurement (ft):

- 625.00
- 530.00
- 390.00
- 630.00
- 290.00
- 925.00
- 275.00
- 285.00

**Church Ln,
Shippingport, PA**

40.632884, -80.413157

Tax ID: 50-005-0300.000

766,656 sq. ft

17.60 acres

~ 1015 x 1160 ft



Topography:

Level



Location:

Heavy Industrial Site



Brush/Debris:

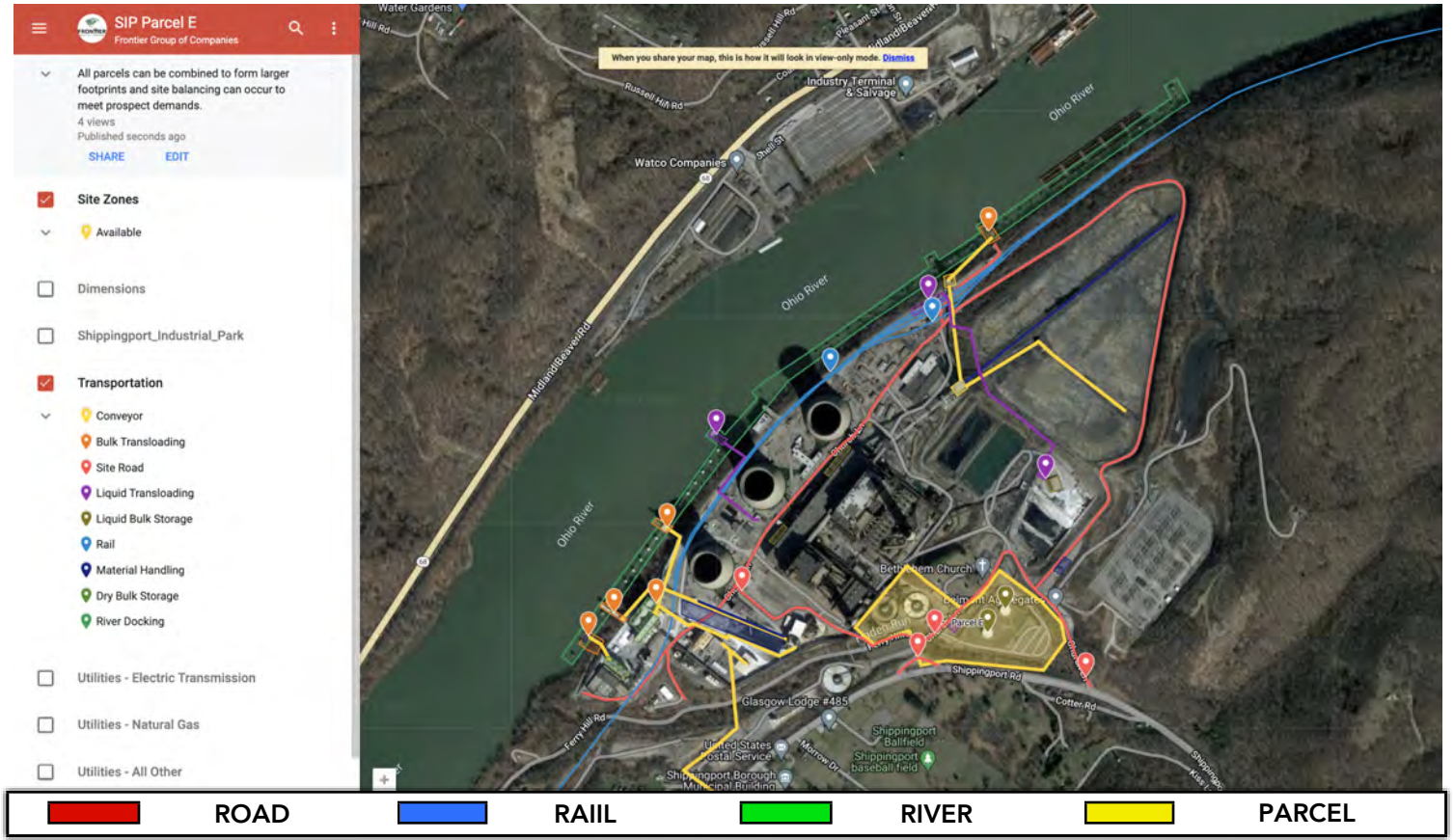
No Debris



Utilities:

All Available - Private and Public

SIP PARCEL E TRANSPORTATION



RAIL



Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER



Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel E** to the **River Terminal** is approximately **0.2 mile(s)**.

ROAD



Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel E** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL E

Notes:

All 17.6 acres of SIP Parcel E are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. This operations in this area consisted of Unit 2 and 3 Thickeners which collected the CCB material from the powerplant to prepare for processing. Also, the bulk fuel oil tanks 1 and 2 also sat on this property as well as trailers and small buildings. If structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

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SIP PARCEL F



Area:

Measurement (ft):

A	950.00
B	1,375.00
C	1,010.00
D	1,385.00

**Church Ln,
Shippingport, PA**

40.635468, -80.411708

Tax ID: 50-005-0300.000

1,306,800 sq. ft

30.00 acres

~ 950 x 1385 ft



Topography:

Mostly Level - various pads



Location:

Heavy Industrial Site



Brush/Debris:

No Debris - Just equipment



Utilities:

All Available - Private and Public

SIP PARCEL F TRANSPORTATION



RAIL



Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER



Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel F** to the **River Terminal** is approximately **0.1 mile(s)**.

ROAD



Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel F** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL F

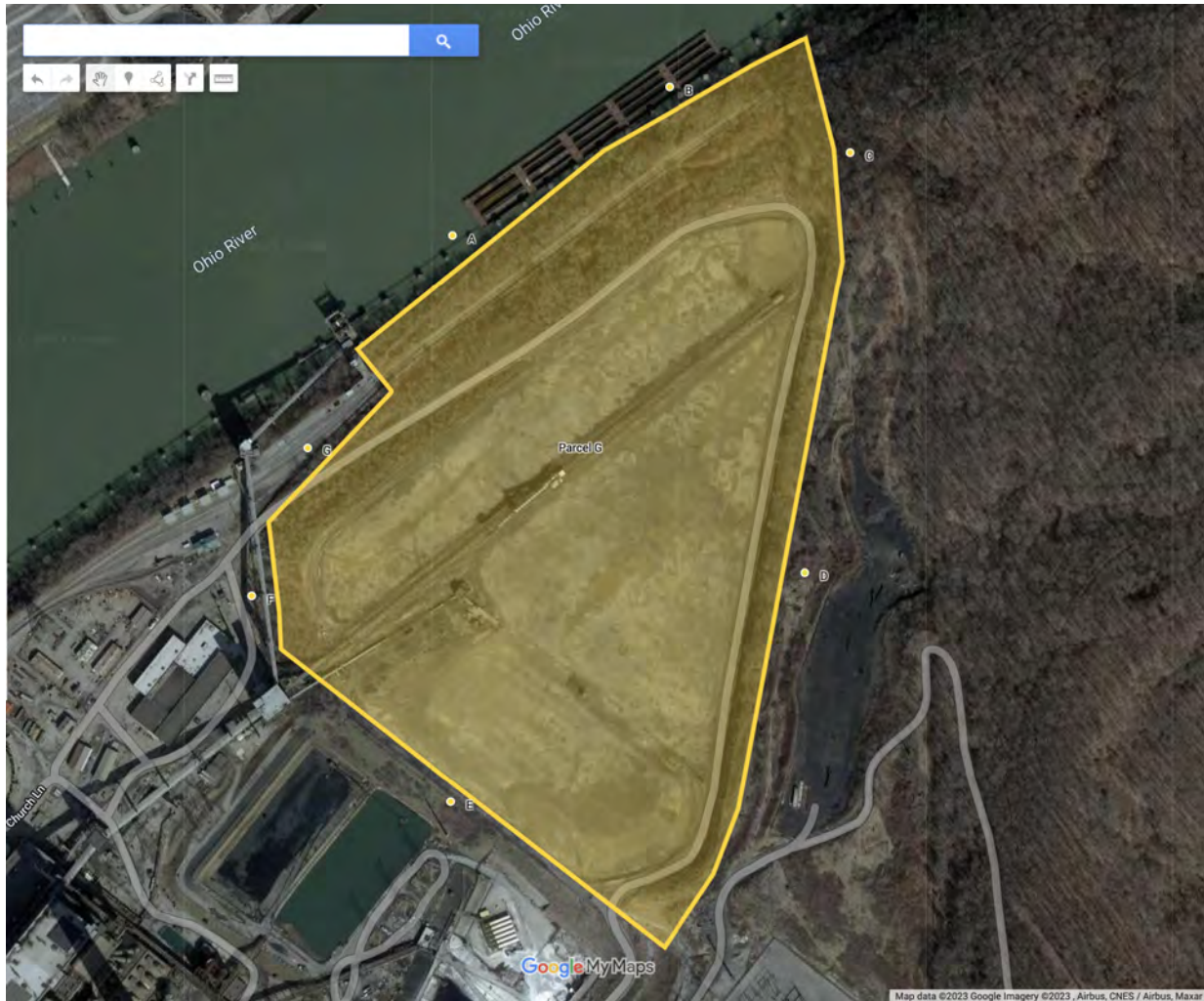
Notes:

All 30 acres of SIP Parcel F are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. This parcel contains former power plant ponds that were used for stormwater, material storage, and liquid storage tank storage. x6 ammonia storage tanks are on this parcel which can be reused. If structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

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SIP PARCEL G



Area:

Measurement (ft):

A	1,000.00
B	750.00
C	700.00
D	2,210.00
E	1,515.00
F	395.00
G	550.00

**Church Ln,
Shippingport, PA**

40.638567, -80.410297

Tax ID: 50-005-0300.000

2,962,080 sq. ft

68.00 acres

~ 2900 x 1950 ft



Topography:

Level



Location:

Heavy Industrial Site



Brush/Debris:

No Debris



Utilities:

All Available - Private and Public

SIP PARCEL G TRANSPORTATION



RAIL



Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER



Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel G** to the **River Terminal** is approximately **0 mile(s)**.

ROAD



Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel G** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL G

Notes:

All 68 acres of SIP Parcel G are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. This parcel contains previously was used for the coal yard storage for the entire power plant. The parcel is entirely flat and a stackout reclaim conveyor sits on the property which was used to move coal around based on demand. If any structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

<https://www.google.com/maps/d/u/0/edit?mid=1PxPn0BHDDzLD1HI5EsNOFFufs-pghaE&usp=sharing>



SIP PARCEL H



Area:

Measurement (ft):

A	1,825.00
B	1,295.00
C	785.00
D	720.00
E	300.00
F	1,470.00

**Church Ln,
Shippingport, PA**

40.633155, -80.407562

Tax ID: 50-005-0300.000

2,831,400 sq. ft

65.00 acres

~ 1825 x 1500 ft



Topography:

Some level,
some sloped



Location:

Heavy Industrial
Site



Brush/Debris:

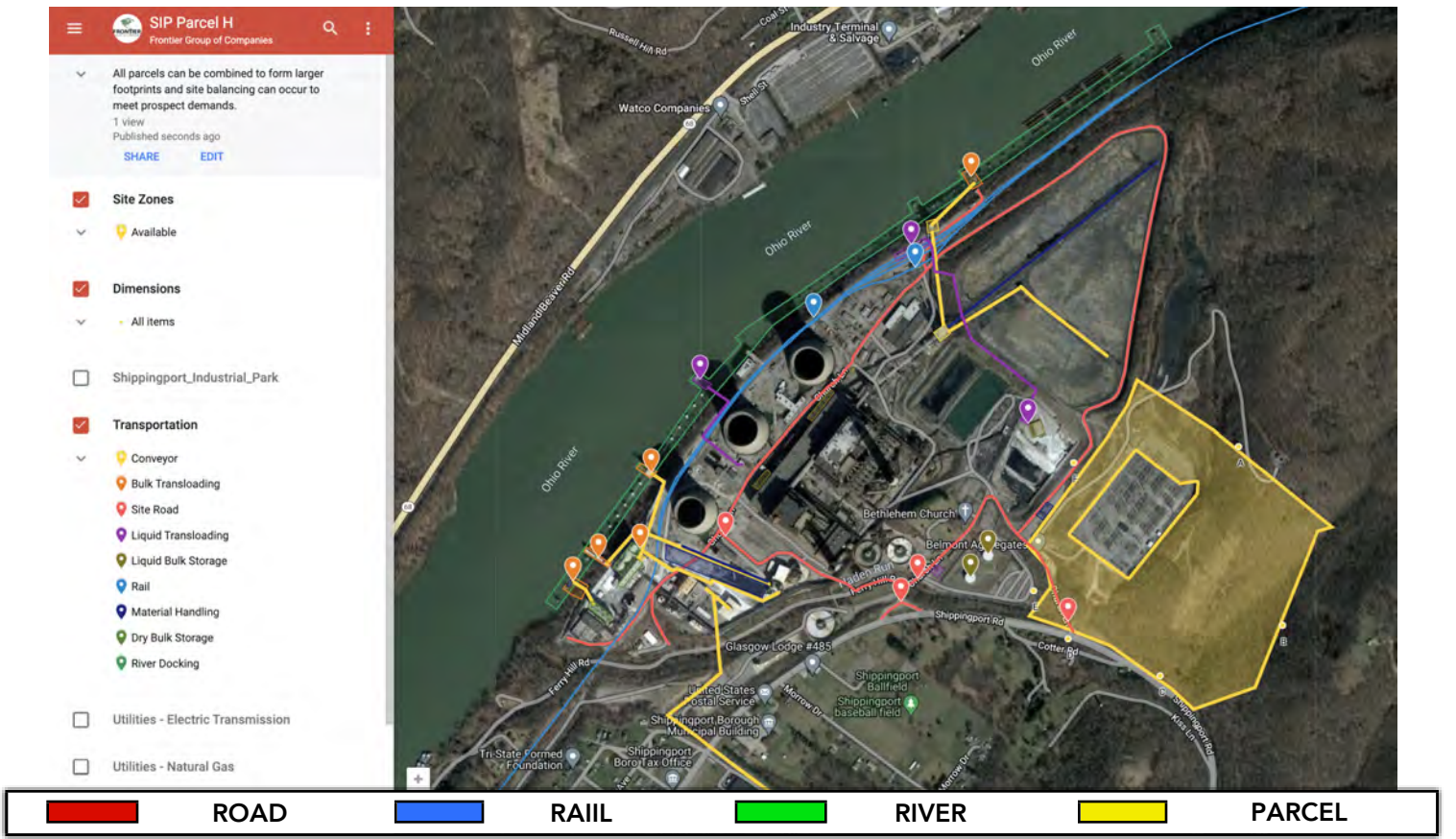
Moderate Debris




Utilities:


All Available -
Private and Public

SIP PARCEL H TRANSPORTATION



RAIL  Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER  Some Accessibility

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel H** to the **River Terminal** is approximately **0.3 mile(s)**.

ROAD  Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

The shortest distance from **SIP Parcel H** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL H

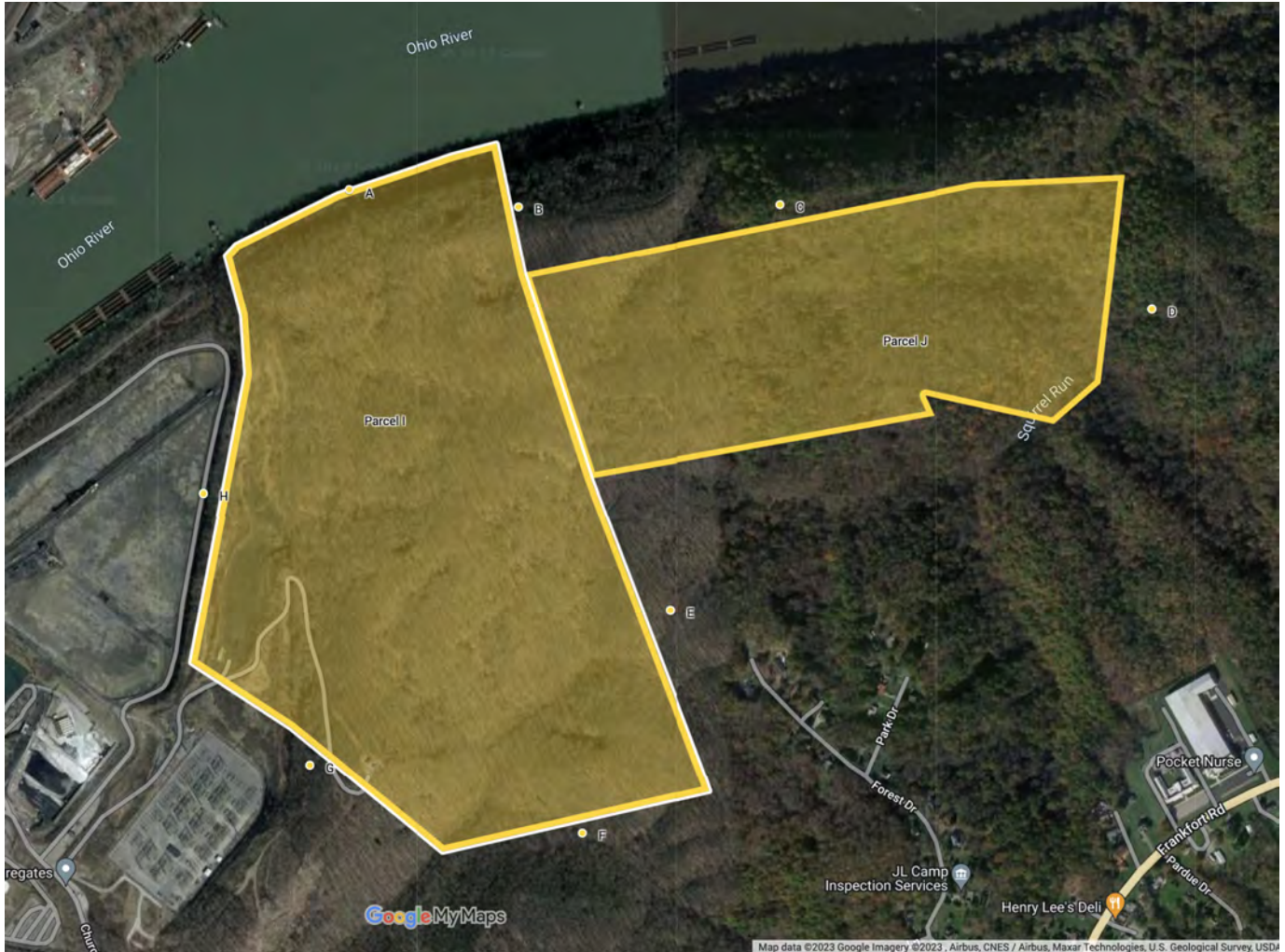
Notes:

All 65 acres of SIP Parcel H are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. This parcel consists of land surrounding the 345 kV First Energy substation. Portion of this parcel are flat while others require some grading to create developable pads. If any structures, buildings, or systems are in the way of prospect development, this infrastructure can be removed by Frontier Industrial Corp team mobilized on site currently.

<https://www.google.com/maps/d/u/0/edit?mid=1zeUWAaJQflhWZPe4P8RHwScO3OZcYgY&usp=sharing>



SIP PARCEL I & J



Area:

Measurement (ft):

A	1,730.00
B	760.00
C	3,600.00
D	1,504.00
E	2,030.00
F	1,620.00
G	1,850.00
H	2,402.00

**Church Ln,
Shippingport, PA**

40.638212, -80.402872

Tax ID: 50-005-0300.000

11,979,000 sq. ft

275.00 acres

~ 5100 x 3975 ft



Topography:

Rolling Terrain



Location:

Heavy Industrial Site



Brush/Debris:

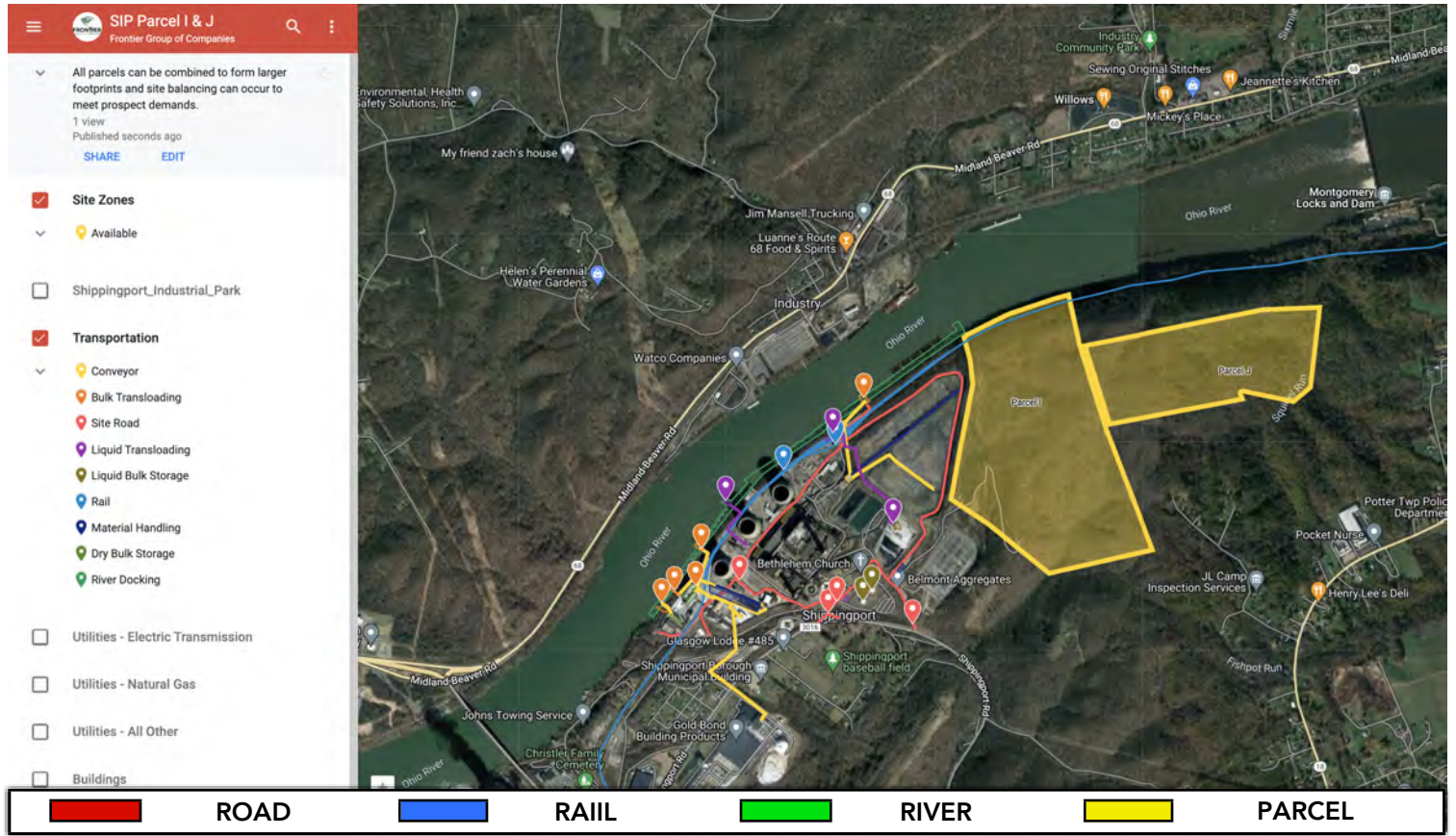
Heavy Debris




Utilities:


All Available - Private and Public

SIP PARCEL I & J TRANSPORTATION



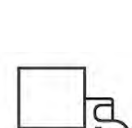
RAIL  Some Accessibility

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER  Some Accessibility

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **SIP Parcel I & J** to the **River Terminal** is approximately **0.4 mile(s)**.

ROAD  Easily Accessible

5 miles to I-376 interstate highway. 12 miles to Pittsburgh International Airport . Multiple, secure, heavy duty site industrial access roads

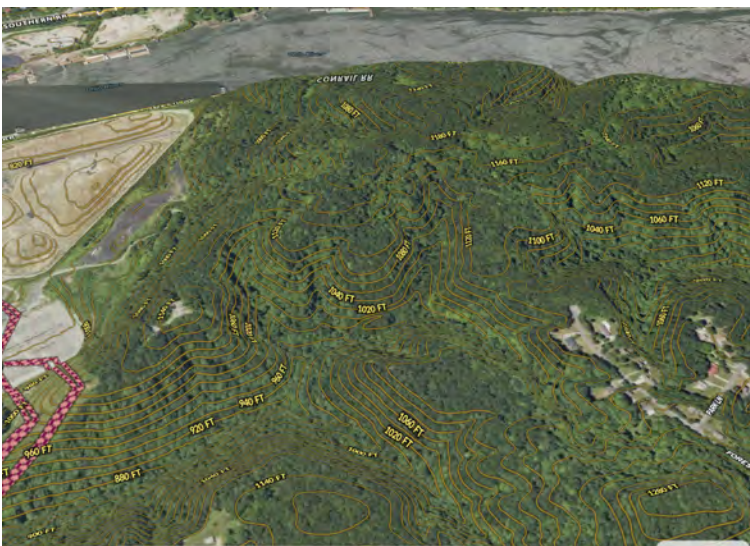
The shortest distance from **SIP Parcel I & J** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

SIP PARCEL I & J

Notes:

All 275 acres of SIP Parcels I & J are available for development. Parcel can be expanded or shape can be modified to meet demand of prospects. This parcel was excess property that bordered the power plant. The majority of this property is steeply sloped but developable pads can be made in the future to accommodate large industry.

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30- ACRE MEGASITE LAYOUT



Area:

Measurement (ft):

A	2,650.00
B	4,150.00
C	3,310.00
D	1,050.00
E	1,175.00
F	1,475.00
G	1,765.00

**Church Ln,
Shippingport, PA**

40.635722, -80.415563

Tax ID: 50-005-0300.000

13,068,000 sq. ft

300.00 acres

~ 2,640 x 6,800 ft



Topography:

Mostly Level -
Multiple Pads



Location:

Heavy Industrial
Site



Brush/Debris:

Light Debris



Utilities:

All Available -
Private and Public

30- ACRE MEGASITE LAYOUT TRANSPORTATION



RAIL



Easily Accessible

- 2+ miles of owned rail spur with a 5,000 ft individual spur
- Main line serviced and operated by CSX Railroad
- Dry and liquid bulk railcar unloading systems on site

RIVER



Easily Accessible

- Over 6,000 ft of unobstructed riverfront access
- 60 mooring cells available for docking/material movement
- Dry and liquid bulk transloading infrastructure on site

The distance from **30- Acre Megasite Layout** to the **River Terminal** is approximately **0 mile (s)**.

ROAD



Easily Accessible

- 5 miles to I-376 interstate highway
- 12 miles to Pittsburgh International Airport
- Multiple, secure, heavy duty site industrial access roads

The shortest distance from **30- Acre Megasite Layout** to **I-376** is **5 miles** with a duration of approximately **6 minute(s)**.

30- ACRE MEGASITE LAYOUT

Notes:

All 300 acres of SIP Parcel B are available. Parcel can be expanded or shape can be modified to meet demand of prospects. Site work can be expedited to accommodate the demands of the prospect. Existing infrastructure on site including buildings, tanks, and other infrastructure can be kept or demolished per the demands of the prospect. Portion of the property are ready for development while others require remediation and cleanup. The assets on site can be revitalized as the majority are in working condition and have been maintained since acquisition in 2022. If structures, buildings, or systems are in the way, this infrastructure can be removed.

<https://www.google.com/maps/d/u/0/edit?mid=1vyVPcBISF92hxGppRL1Qq3KubEBBp1Y&usp=sharing>



FEATURED PROPERTY

SITE UTILITIES

ELECTRICITY



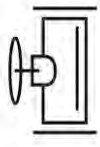
Available: Yes
 Provider: Duquesne Light Co
 Substation: Yes, Transmission & Private
 Dist. to Subst: Both on site
 3 Phase: Yes
 Voltage(s): 345, 18, 13.8, 4.160 kV

FIBER & DATA



Available: Yes (buried and above ground)
 Future: Currently along site boundary
 Provider: Comcast
 Phone: Yes
 Internet: Yes
 Data Speed: Over 100 Gbps U/100 Gbps D
 Dark Fiber: Yes

NATURAL GAS



Available: Yes (Distribution on site)
 Future: Transmission gas (1 mile)
 Provider: Peoples Gas (LDC) at site
 Line Owner: BHE GT&S (20" +)-Transmission
 Line Size: 4" & 12" (Distribution)
 Pressure: 4" (50 psig) 12" (270 psig)
 Capacity: 1,000+ MCF/hr

WATER



Available: Yes
 Future: n/a
 Provider: Midland Water Authority
 Pressure: 90+ psi
 Capacity: 6 MGD (5 MGD excess)
 Line Size: 12" stainless steel (main)
 Well Water: No

SEWER



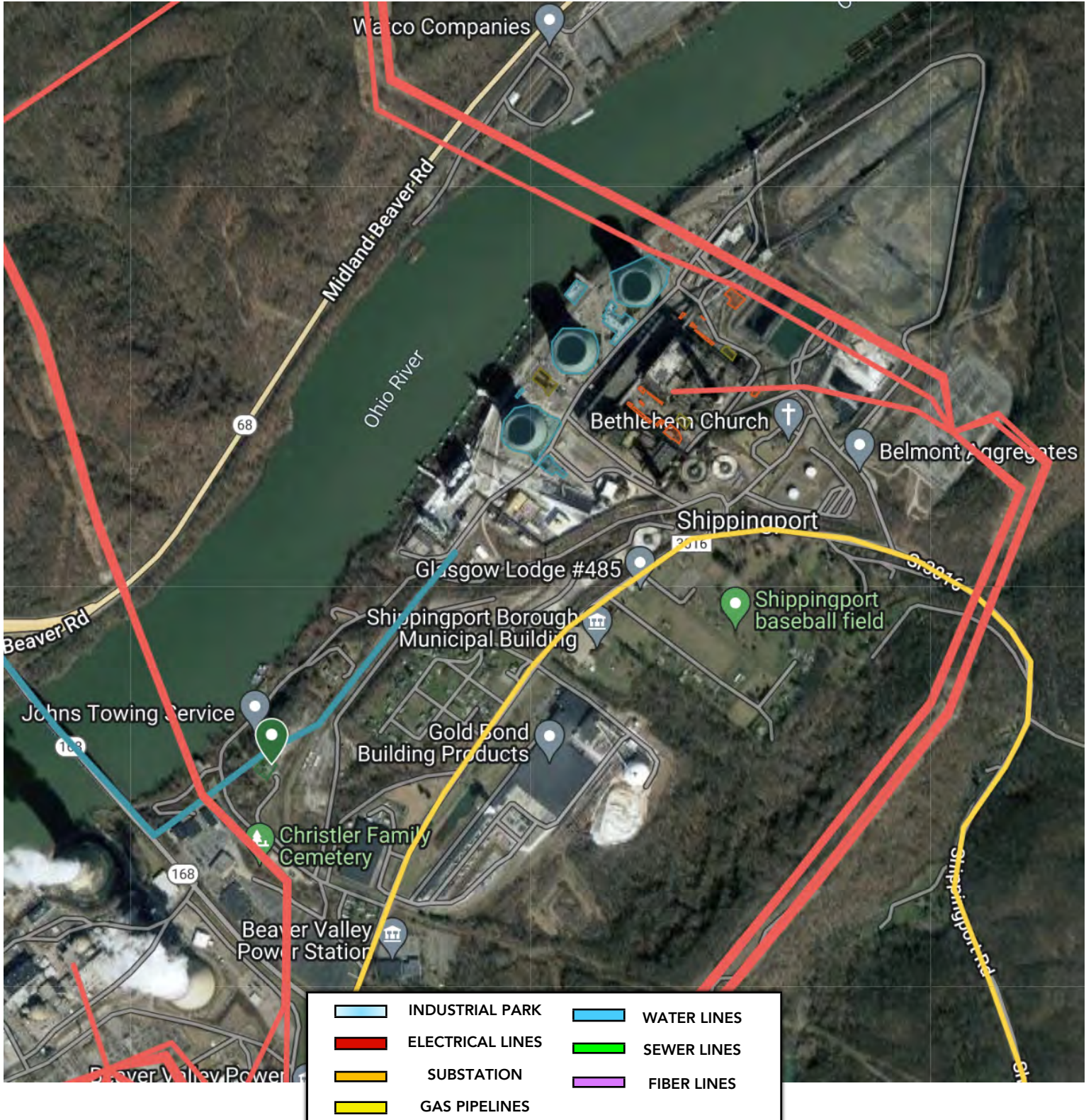
Available: Yes (Public)
 Future: Discussing system upgrades
 Provider: Shippingport Borough
 Line Size: 10"
 Capacity: 1 - 1.5 MGD excess capacity

OTHER

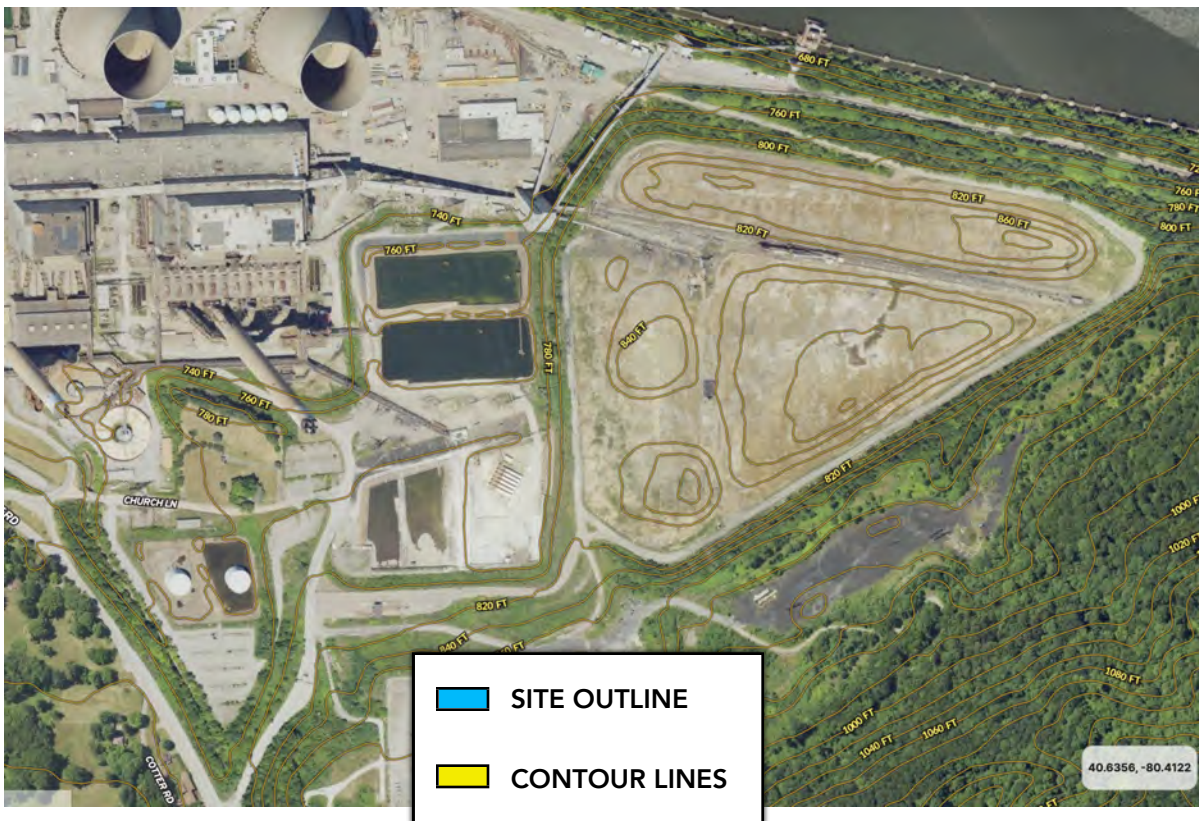


x1 high-volume river water intake system
 x3 Natural draft cooling towers and systems
 x1 Dewatering plant and infrastructure
 x1 Gypsum FOG plant and infrastructure
 x1 non-contact wastewater settling basin
 x1 sewage treatment package plant
 Various transformers and switchgear
 including 480V, 4.160 kV, 13.8 kV, 18 kV,
 138 kV, and 345 kV, among others

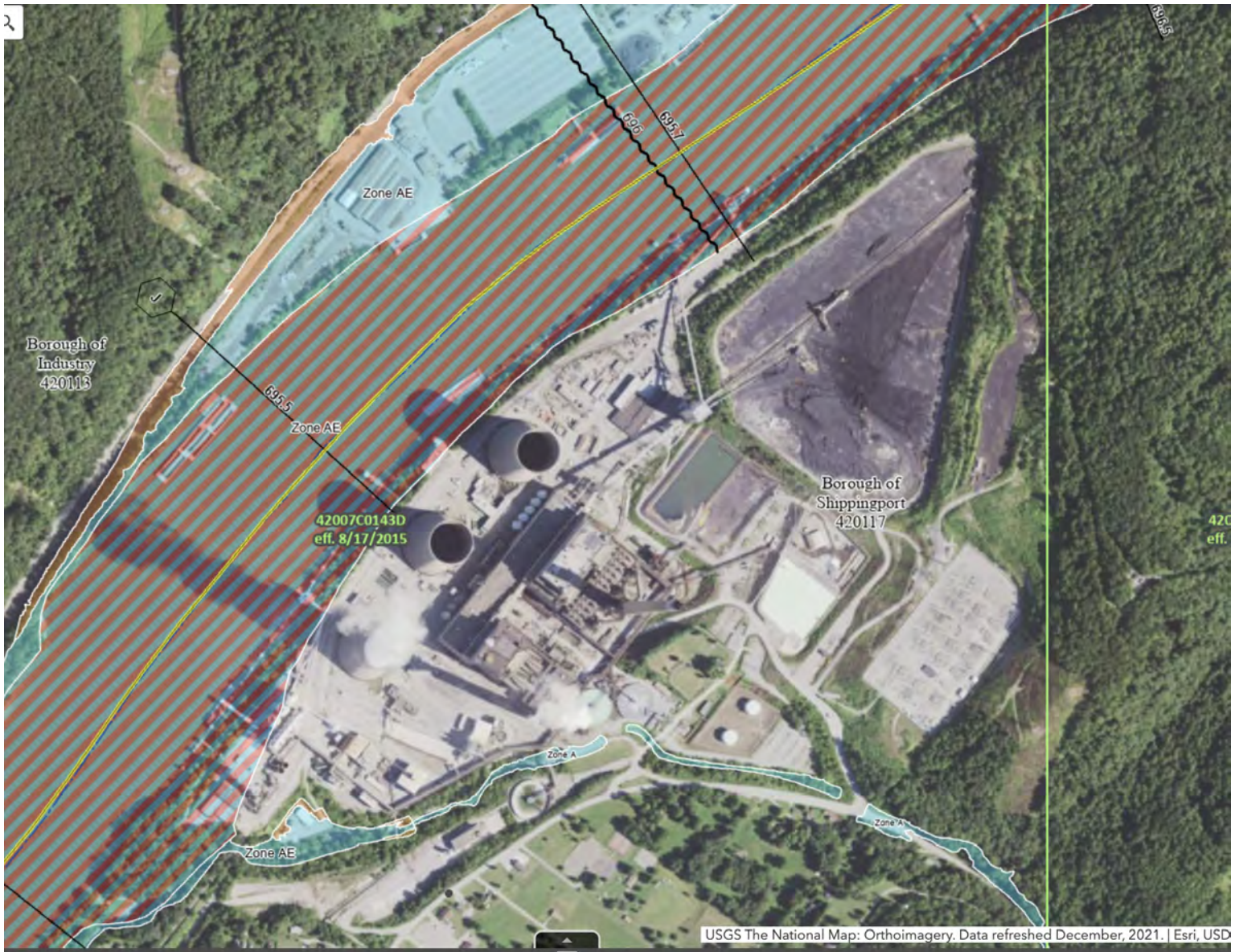
UTILITY MAP



TOPOGRAPHY



FLOODPLAIN MAP



USGS The National Map: Orthoimagery. Data refreshed December, 2021. | Esri, USD

REFERENCE LAYERS

- NFHL Data Available
- FIRM Panel Boundary
- LOMR Boundary

SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard Zone A, AE, A99, A0, AH, AR, V, VE
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee Zone X
- Areas Outside the 0.2% Annual Chance Floodplain Zone X
- Areas of Undetermined Flood Hazard Zone D

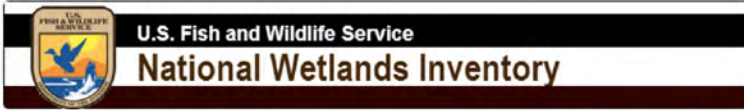
CROSS SECTIONS & BFES

- 18.2
 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

SUPPORTING INFORMATION

- Limit of Study
- Jurisdictional Boundary

WETLANDS MAP



Shippingport Industrial Park Wetlands Map



July 28, 2023

Wetlands

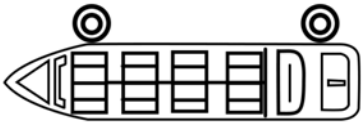
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)

All wetlands on or near the developable site are manmade features and ponds that previously held stormwater or process water for the plant. As part of the future development of the site, this infrastructure is being removed.

TRANSLOADING CAPABILITIES



60+ permitted, inspected, and available barge cells



Liquid barge loading /unloading system

x4 **dry bulk** barge docks for loading/unloading



Railcar dumper for dry bulk material

Liquid **railcar** unloading system



Barge/rail/truck **transloading** via conveyors, pipelines, & unloading systems

EQUIPMENT AND PERSONNEL CAPABILITY



Large, in-house fleet of excavators, material handlers, bulldozers, and other industrial equipment



20+ years of remediation, decommissioning, and demolition work in 20+ states and 5 countries



250+ in-house field safety, demolition, environmental, operations, and experts



Can **mobilize quickly** to perform site work to accommodate prospect demands

FEATURED SITE ASSETS



X2 Fuel Oil Storage Tanks

250,000 gal each
Storage Tank



Floating River Dry Dock

1,700 sq ft total
Transloading



Fuel Oil Unloading System

4,000 brl/hr unloading
Liquid Transloading



Conveyor Barge Loader

200 yd³/hr unloading rate
Dry Bulk Transloading



Clamshell Barge Unloader

6 yd³ bucket
Dry Bulk Transloading



Storage Silos

(5) 10,000 Ton, (3) 18,000 ton
Silos



Barge Continuous Unloader

3,000 tons/hr
Dry Bulk Transloading



Stacker Reclaimer

5,000 tons/hr
Dry Bulk Transloading



The Turbine Deck

195,000 sq ft
Warehouse



Fog Warehouse

16,000 sq ft
Warehouse



Dewatering Plant

40,000 sq ft
Facility



Sbs Plant

50,000 sq ft
Facility



Fog 1-2

50,000 sq ft
Facility



Wda House

25,000 sq ft
Warehouse



Parts Warehouse

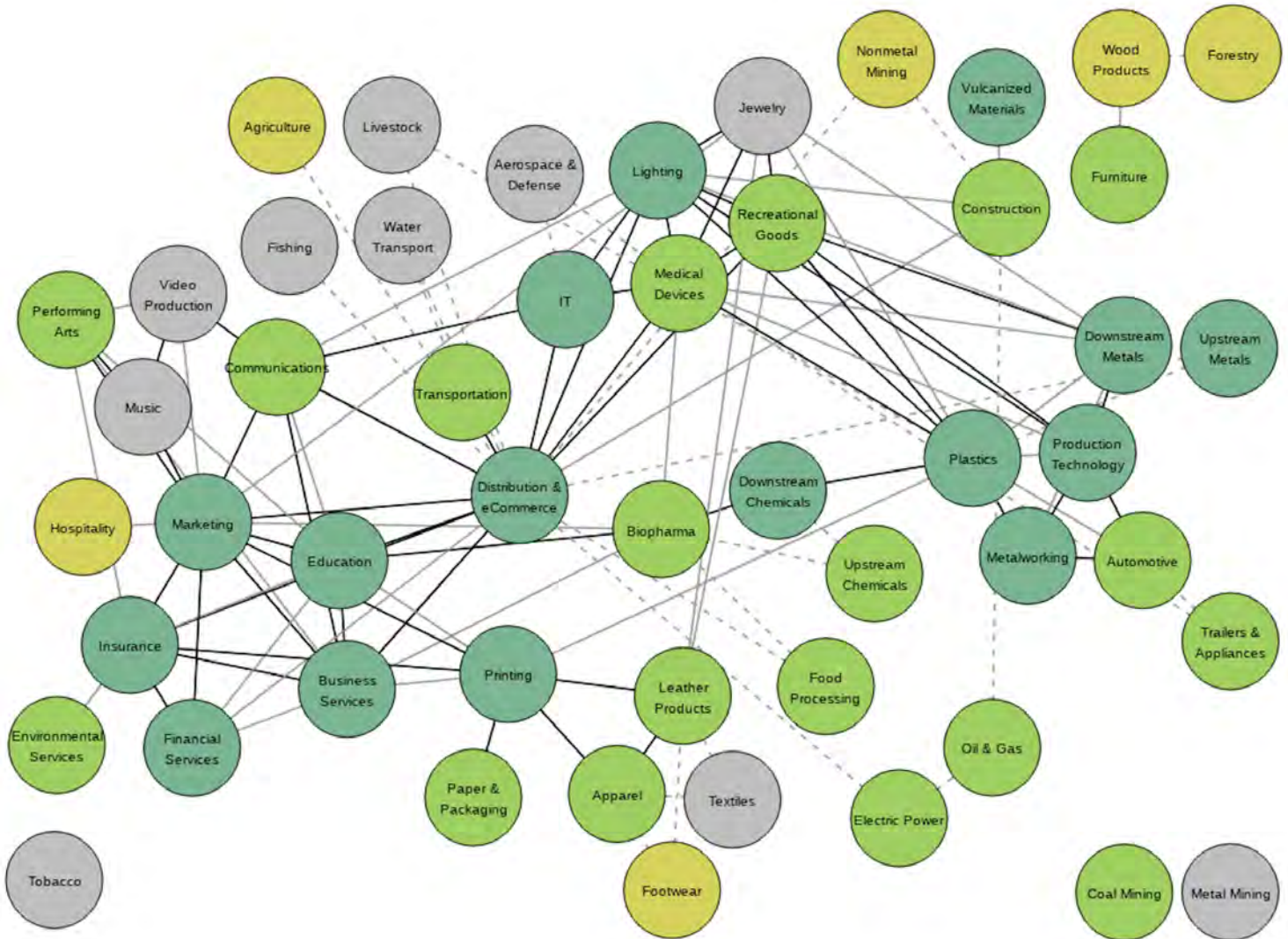
50,000 sq ft
Warehouse



The Lower Warehouse

10,000 sq ft
Warehouse

INDUSTRY DIVERSIFICATION - 150 MI. RADIUS



Cluster Specialization

- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR \geq 95th pctile & RI \geq 20%
- BCR 90th-94th pctile & RI \geq 20%
- Next closest clusters not meeting above criteria



SHIPPINGPORT INDUSTRIAL PARK



FEATURED PROPERTY

LABOR AND EMPLOYMENT

150 mile radius:

Population:	12,389,754
Avg Earnings/Job:	\$59,901
Labor Force:	5,972,636
Total Employment:	5,310,308

<u>Distance (mi.)</u>	<u>NAICS Industry</u>	<u>Employment</u>
150	31-33 Manufacturing	584,414
150	44-45 Retail Trade	575,749
150	48-49 Transportation and Warehousing	265,010

100 mile radius:

Population:	7,930,076
Avg Earnings/Job:	\$60,605
Labor Force:	3,796,410
Total Employment:	3,651,809

150	23 Construction	252,574
150	54 Professional, Scientific, and Technical Services	264,216
100	31-33 Manufacturing	393,663

50 mile radius:

Population:	3,150,012
Avg Earnings/Job:	\$63,205
Labor Force:	1,520,207
Total Employment:	1,352,855

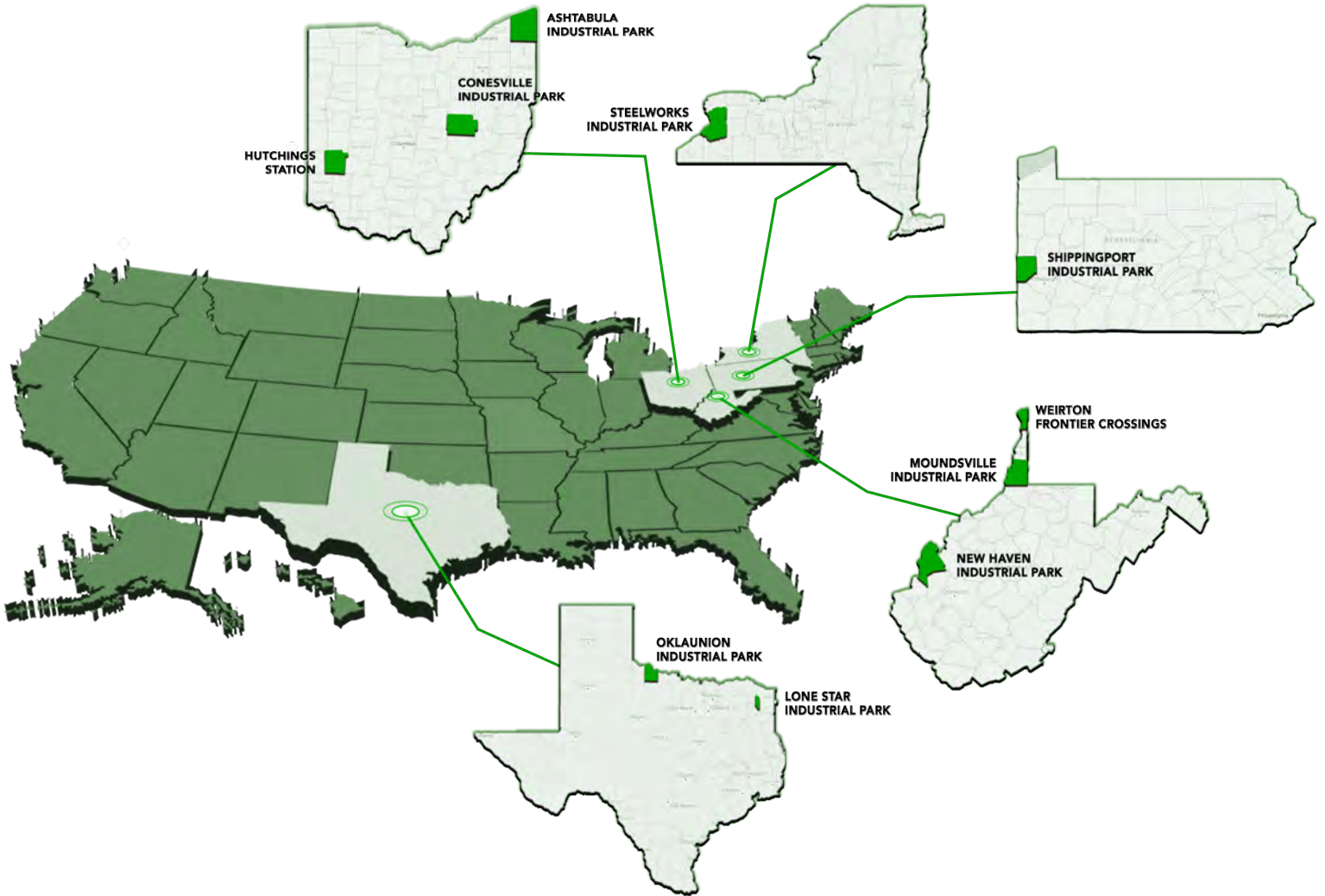
100	44-45 Retail Trade	371,117
100	54 Professional, Scientific, and Technical Services	179,699
100	23 Construction	164,857

<u>Distance (mi.)</u>	<u>County</u>	<u>State</u>	<u>Population</u>
150	Franklin	OH	1,321,414
150	Lorain	OH	315,595
100	Cuyahoga	OH	1,249,387
100	Summit	OH	537,633
100	Stark	OH	373,834
100	Erie	PA	269,011
100	Lake	OH	232,023
50	Allegheny	PA	1,238,090
50	Westmorela	PA	353,057

100	48-49 Transportation and Warehousing	144,280
50	44-45 Retail Trade	150,319
50	31-33 Manufacturing	123,238
50	54 Professional, Scientific, and Technical Services	82,675
50	23 Construction	70,887
50	48-49 Transportation and Warehousing	60,625

FEATURED PROPERTY

THE FRONTIER GROUP OF COMPANIES



OUR EXPERTISE

**BROWNFIELD
DEVELOPMENT**

INDUSTRIAL DEVELOPMENT

INDUSTRIAL DEMOLITION

FACILITY ACQUISITION

**ENVIRONMENTAL LIABILITY
TRANSFER**

ASSET REPURPOSING

MATERIALS RECYCLING

**REMEDIATION AND
CLEANUP**

**COMMERCIAL
DEVELOPMENT**

ENERGY INITIATIVES

CONTACT INFORMATION

For additional facility details, please contact a member of the business development team at Frontier Group of Companies.

Pat Ford

Director, Business Development & External Affairs

pford@fic-services.com

(412) 417-1694

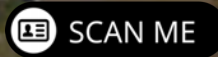


Anthony Basil

Project Manager

abasil@fic-services.com

(304) 914 - 7716



View the Site Below

<https://www.google.com/maps/d/u/0/edit?mid=186x-3dU4x2AdQmqnlojErXVzwPcSooE&usp=sharing>