

# 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 | 2.5 MILES TO I-70

FOR MORE INFORMATION,  
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**CBRE**

# PROPERTY 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

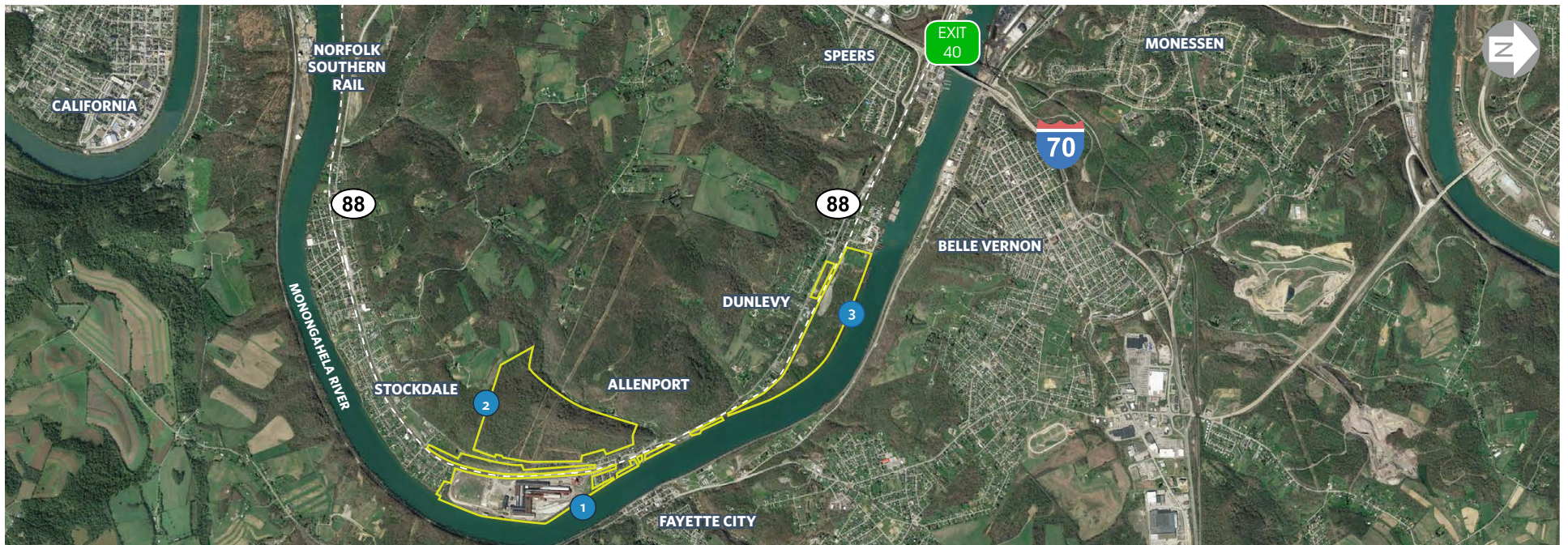
- ± 95 acres of raw, flat riverfront land
- Dunlevy Borough/Allenport Borough, Washington County

## 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
- ± 400 acres in total controlled by the ownership group
- Excellent access to I-70 (2.5 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
- KOEZ designation; provides significant tax benefits





# MAIN PLANT SITE

IDEAL RIVERFRONT SITE FOR A VARIETY OF INDUSTRIAL USES

- Acreage:** ±102 acres of flat, riverfront property

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- Zoning:** Heavy Industrial

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- 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

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

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- Truck:**
  - Located 2.5 miles from I-70 and 3.7 miles from Route 43
  - Active truck scale on site

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

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- Security:**
  - Fully secured site
  - 24/7 controlled access

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- Existing Buildings:**
  - ±800,000 SF of existing improved industrial space
  - ±650,000 SF is scheduled to be demolished by 1Q2019

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- Incentives:** KOEZ designation which provides significant tax benefits

## SITE OUTLINE





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 directly across Route 88

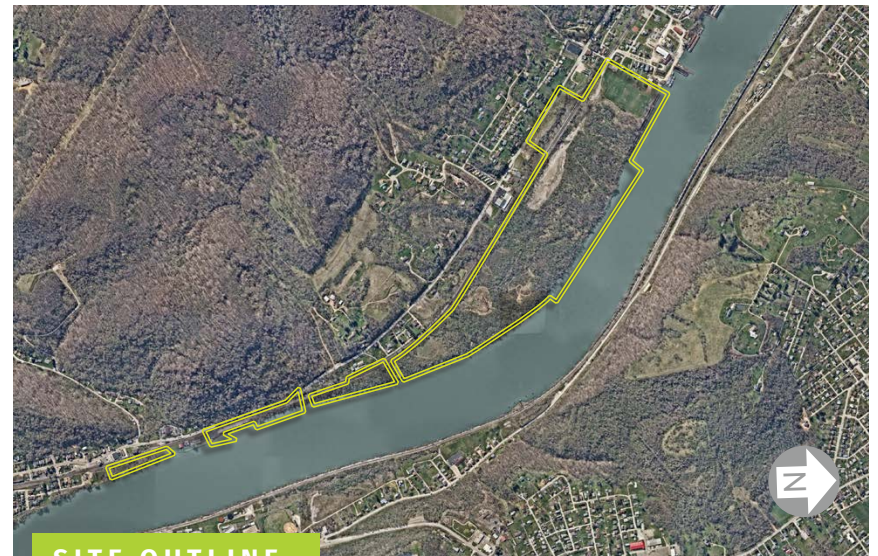
**Truck:** Located 2.5 miles from I-70 and 3.7 miles from Route 43

**Status:** Ownership has near-future plans for a 45 acre pad ready site  
Additional pads can be made available

# DUNLEVY SITE

## RIVERFRONT LAND FOR FUTURE DEVELOPMENT

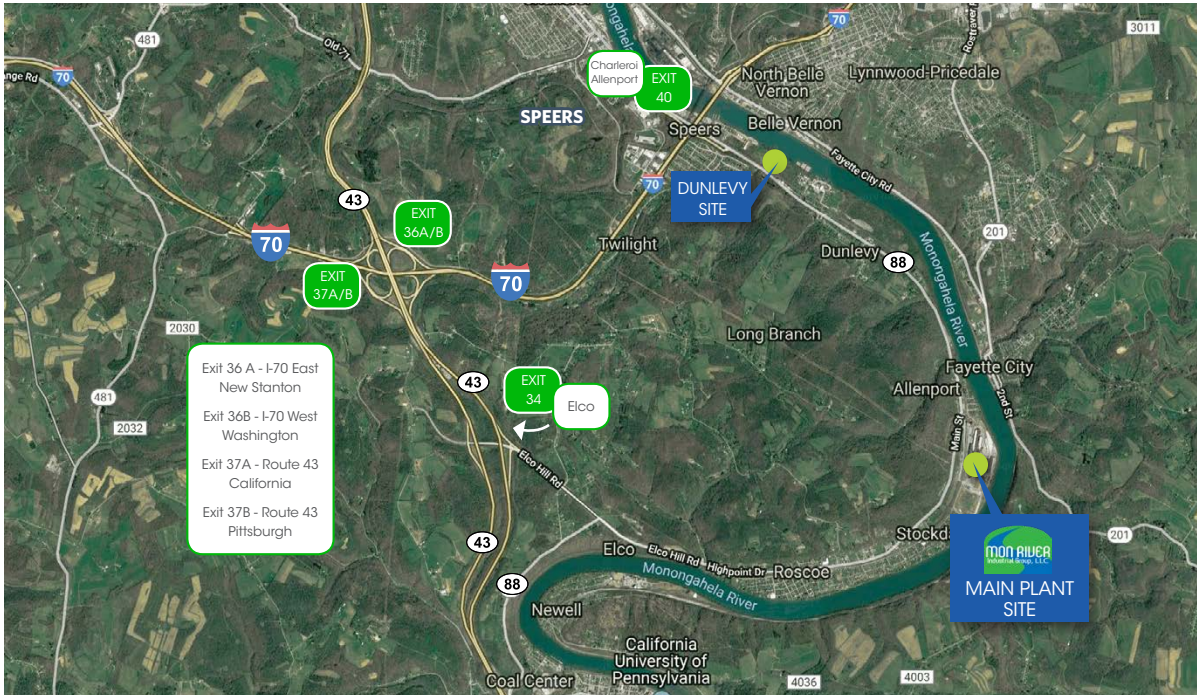
- Acreage:** ±95 acres of flat, riverfront property
- Zoning:** Light Industrial
- Rail:** Rail Frontage (Class I Rail operated by Norfolk Southern)
- Barge:** Barge mooring cells in place
- Truck:** Located 1 mile from I-70 and 4 miles from Route 43
- Incentives:** KOEZ designation which provides significant tax benefits



SITE OUTLINE



# REGIONAL MAP - INTERSTATE ACCESS



Exit 36 A - I-70 East  
New Stanton

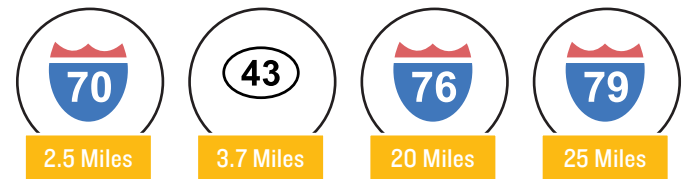
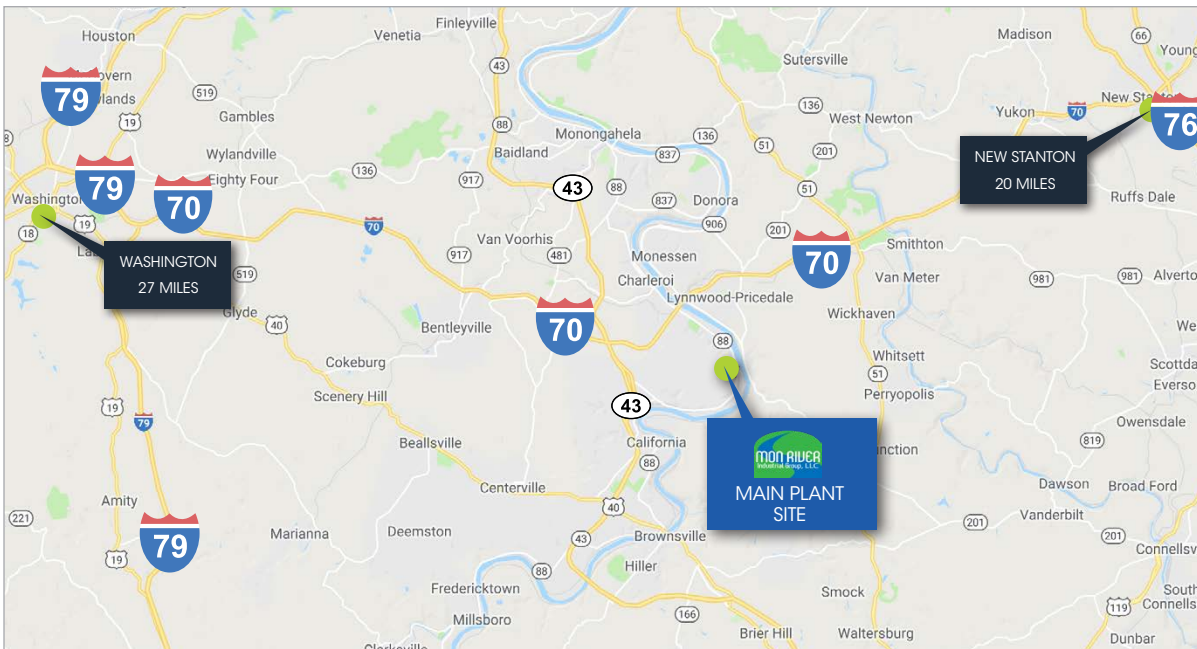
Exit 36 B - I-70 West  
Washington

Exit 37 A - Route 43  
California

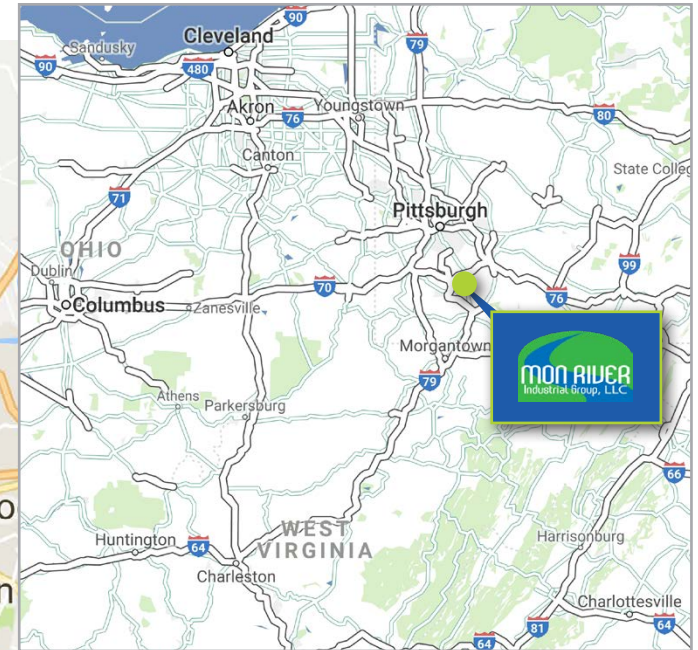
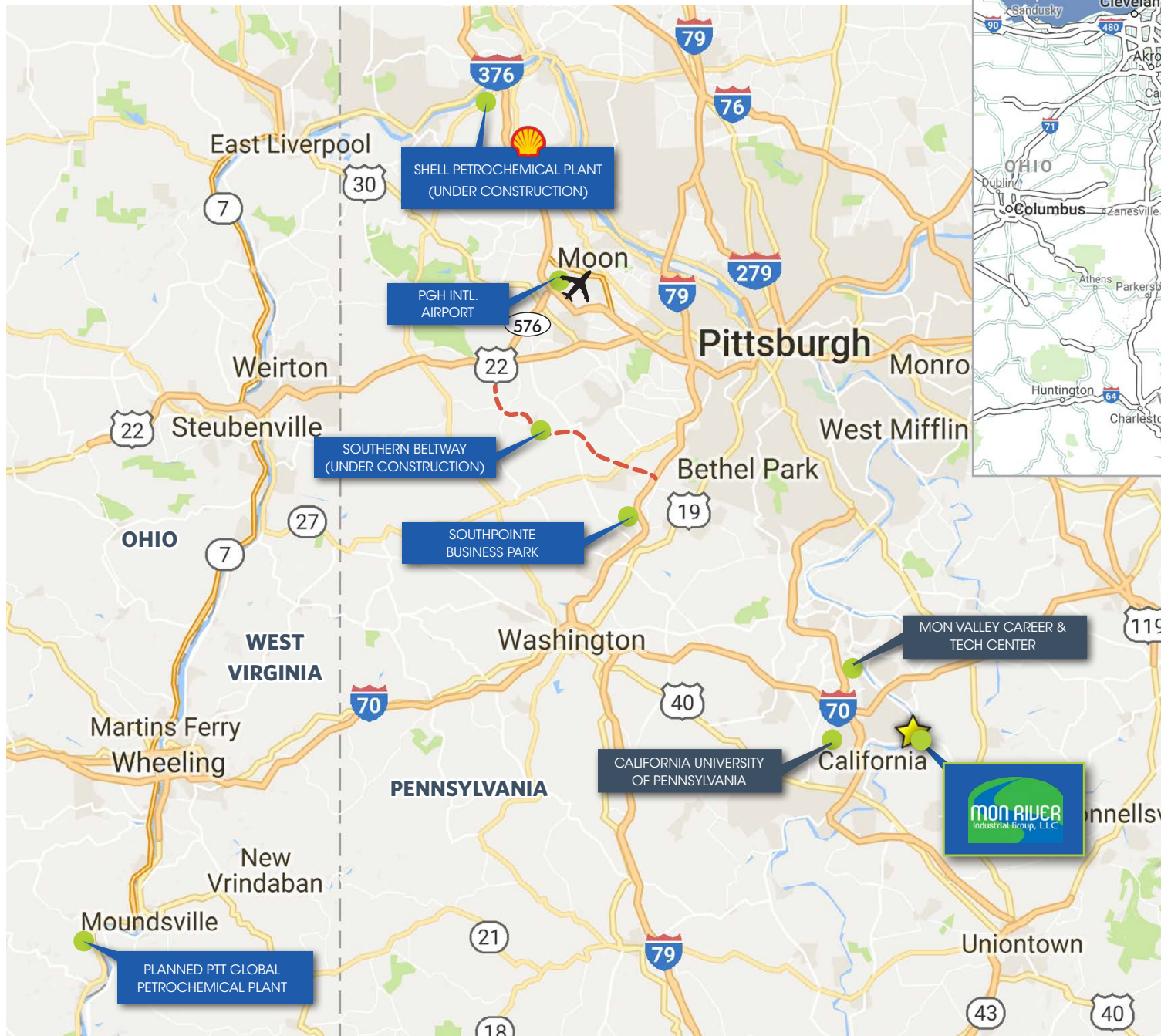
Exit 37 B - Route 43  
Pittsburgh

## PRIME INTERMODAL RIVERFRONT SITE WITH EXCELLENT INTERSTATE & HIGHWAY ACCESS

KEY DISTANCES	
Route 88	Immediate
I-70 via Exit 40	2.5 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
Southpointe Business Park	28 miles / 42 minutes
Pittsburgh, PA	32 miles / 55 minutes
Pittsburgh Intl Airport	51 miles / 65 minutes
Wheeling, WV	57 miles / 60 minutes
Morgantown, WV	55 miles / 60 minutes
Shell Petrochemical Plant	65 miles / 80 minutes
Planned PTT Petro Plant	69 miles / 80 minutes



# REGIONAL MAP - TRI-STATE AREA (PA/OH/WV)



## MON RIVER INDUSTRIAL PARK - SITE SUMMARY

SITE INFORMATION	MON RIVER INDUSTRIAL PARK
ACREAGE:	<ul style="list-style-type: none"> <li>• ± 102 acre plant area</li> <li>• ± 185 acres across Route 88 (hillside)</li> <li>• ± 95 acres in Dunlevy</li> <li>• ± 400 total</li> </ul>
IMPROVED SPACE:	<ul style="list-style-type: none"> <li>• Subject to demolition schedule</li> <li>• 800,000 SF of existing space currently with plans to demolish 650,000 SF by 1Q2019</li> </ul>
RAIL:	<ul style="list-style-type: none"> <li>• The Class I railroad feeding the Plant Site and the 95 acre Dunlevy Site is Norfolk Southern</li> <li>• The Plant Site has 4 miles of rail loop with locomotive service to transport and coordinate real traffic</li> <li>• The rail loop on site can be expanded</li> <li>• MRIP owns all rail on their property and performs all their own switching and rail operations</li> </ul>
BARGE:	<ul style="list-style-type: none"> <li>• 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</li> <li>• The 95 ace Dunlevy site has barge mooring cells in place</li> </ul>
POWER:	<p><b>POWER PROVIDER: FIRST ENERGY</b></p> <ul style="list-style-type: none"> <li>• Dual Feed with Two 138 kV Feeds</li> <li>• Current capacity of 40MW with potential to upgrade to 180 MW through power provider</li> </ul>
WATER:	<p><b>WATER PROVIDER: MUNICIPAL AUTHORITY OF WASHINGTON COUNTY (PUBLIC)</b></p> <ul style="list-style-type: none"> <li>• The current Mon River water withdraw capacity is 15,000 GPM</li> <li>• There is unlimited water withdraw for on site use at the Plant Site</li> <li>• The municipal water supply capacity is 2,400 GPM</li> </ul>
WASTEWATER:	<p><b>WASTEWATER PROVIDER: MON VALLEY SEWAGE (PUBLIC)</b></p> <ul style="list-style-type: none"> <li>• Existing wastewater infrastructure in place</li> </ul>
SANITARY SEWERS:	<ul style="list-style-type: none"> <li>• All Underground</li> <li>• Series of Pumping Stations throughout the property flow to a 10" main gravity fed system</li> <li>• The line runs to a municipal WWT facility which is 1/2 mile away</li> </ul>
NATURAL GAS:	<p><b>NATURAL GAS PROVIDER: COLUMBIA GAS</b></p> <ul style="list-style-type: none"> <li>• 12" Main Transmission Line - 330 psi MAOP</li> <li>• 4" High Pressure Lines throughout the Plant</li> <li>• Columbia Gas is the transmission Provider</li> </ul>

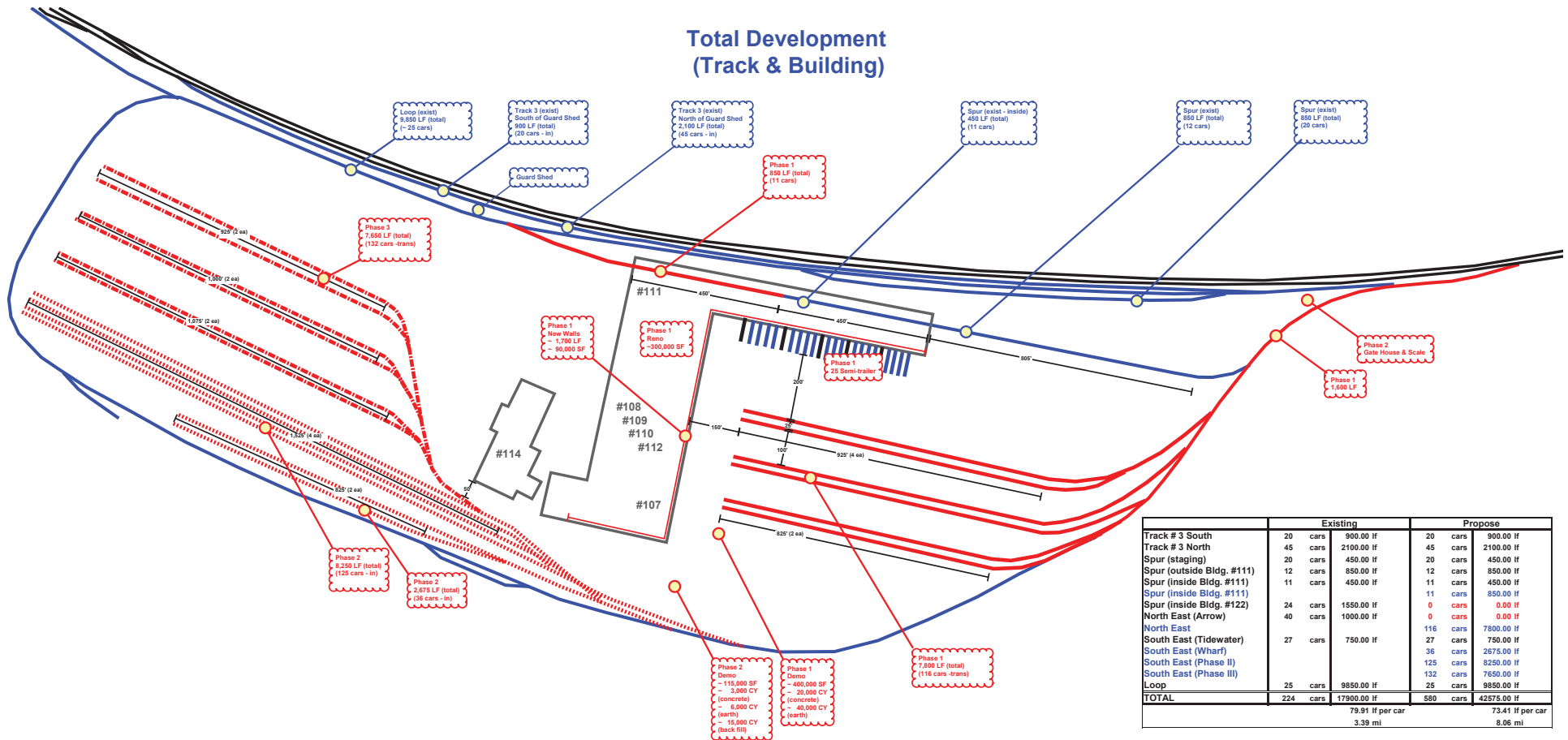
## MON RIVER INDUSTRIAL PARK - SITE SUMMARY CONTINUED

SITE INFORMATION	MON RIVER INDUSTRIAL PARK
MINERAL RIGHTS:	Ownership controls ± 400 acres of Mineral Rights.
EXISTING PERMITS:	<ul style="list-style-type: none"> <li>• NPDES permit in place</li> <li>• The Plant Site was a Title 5 Air Quality Permit facility</li> </ul>
ENVIRONMENTAL:	Phase I has been completed
ZONING:	<ul style="list-style-type: none"> <li>• Main Plant Site (± 102 Acres) - HEAVY INDUSTRIAL</li> <li>• Site Adjacent to the Plant Across Route 88 (± 185 Acres) - AGRICULTURAL</li> <li>• Land for Future Development in Dunlevy (± 95 Acres) - LIGHT INDUSTRIAL</li> </ul>
AVAILABILITY OF CONSTRUCTION AND OPERATIONS LABOR:	Information can be provided upon request
ECONOMIC INCENTIVES / EXISTING TAX ABATEMENTS:	<ul style="list-style-type: none"> <li>• Both the Plant Site and the Dunlevy Site have KOZ/KOEZ designation through 2022</li> <li>• This provides abatement of many state &amp; property taxes</li> </ul>
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>

# MAIN PLANT SITE RAIL CAPABILITIES - EXISTING



# MAIN PLANT SITE RAIL TRACK SUMMARY - EXISTING/PROPOSED



# 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	Demo Planned	105' x 600'	63,000	1.45
106	Demo Planned	98' x 300'	29,400	0.67
107	Demo Planned	98' x 375'	36,750	0.84
108	Demo Planned	60' x 575'	34,500	0.79
109	Demo Planned	60' x 575'	34,500	0.79
110	Demo Planned	60' x 575'	34,500	0.79
112	Demo Planned	72' x 575'	41,400	0.95
115	Demo Planned	115' x 400'	46,000	1.06
117	Demo Planned	58' x 450'	26,100	0.60
119-122	Demo in Progress		300,360	6.90

# MAIN PLANT SITE BARGE CAPABILITIES - EXISTING



- Over 800 feet of existing barge loading dock with rail and road access
- Potential for barge to rail and barge to truck loading
- Located at Mile Post 47 on the Monongahela River

# REGIONAL MAP - NORFOLK SOUTHERN RAIL

**19,500** ROUTE MILES  
*across* **22** STATES & D.C.



## MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.



**43** PORTS SERVED



**61** AUTOMOTIVE FACILITIES SERVED



**55** INTERMODAL TERMINALS



**154** TUNNELS



**62,700** FREIGHT CARS



**250** SHORT LINE CONNECTIONS

Adds 20,000+ miles to NS network



**CONNECTS**  
with Western rail carriers



**4,155** LOCOMOTIVES



**9,706** BRIDGES



**41** RAIL-TRUCK TRANSFER FACILITIES

↔ GATEWAY CITIES TO WESTERN CARRIERS

# REGIONAL MAP - NAVIGABLE WATERWAYS



## KOZ/KOEZ INFORMATION

### What Is a Keystone Opportunity Expansion Zone (KOEZ)?

If you are thinking of starting or expanding a business, you should consider doing it in a Keystone Opportunity Zone (KOZ) or a Keystone Opportunity Expansion Zone (KOEZ). KOZs/KOEZs were created to encourage people to live and do business in these special areas. Businesses that operate in KOZs/KOEZs are in line to receive significant state and local tax benefits. KOZs/KOEZs are virtually tax free zones that may result in substantial state and local tax savings, giving businesses more money to invest into business operations. Furthermore, businesses located in a KOZ/KOEZ are given priority for various state and local community-building assistance programs. With so much to gain, it is worth your while to find out more about doing business in a KOZ/KOEZ by contacting the KOZ/KOEZ coordinator in your area. KOZ/KOEZ coordinators will help you fill out the application so you can begin receiving the benefits of operating in a zone.

Businesses may qualify for relief from the following state taxes:

- Sales and Use Tax
- Corporate Net Income Tax
- Capital Stock and Franchise Tax
- Bank and Trust Company Shares Tax
- Mutual Thrift Institutions Tax
- Insurance Premiums Tax
- Personal Income Tax

Businesses may qualify for relief from the following local taxes:

- Local Real Estate Tax
- Business Privilege Tax (First Class Cities)
- Business Gross Receipts/Business Privilege Tax (Act 511 Tax)
- Realty Use & Occupancy Tax
- Mercantile License Tax
- Wage and Net Profits Tax (Sterling Act)
- Earned Income/Net Profits Tax (Generally, Act 511 Tax)
- Local Sales and Use Tax

### How to Qualify for KOZ/KOEZ Benefits

#### How does a company become a qualified business?

To become a qualified business, a business must: (1) own or lease real property in a KOZ/KOEZ from which it actively conducts a trade, profession, or business, and (2) obtain annual certification from the PA Department of Community and Economic Development.

#### Do businesses have to be current with their taxes in order to receive the tax benefits?

Yes. Businesses are not entitled to any tax benefits of a KOZ/KOEZ unless they are in compliance with all state and local tax laws and building code provisions. All previous year tax returns must be filed to be considered compliant. A business has until February 5 of the following calendar year to come into compliance with state and local tax laws.

#### Is a business required to complete and submit a KOZ/KOEZ application to receive KOZ/KOEZ tax benefits?

Yes. Any taxpayer that is interested in receiving KOZ/KOEZ tax benefits must complete and submit a KOZ/KOEZ application.

#### Must a business owner reapply each year to be eligible for the tax benefits of a KOZ/KOEZ?

Yes. All taxpayers must reapply each year to be eligible for KOZ/KOEZ tax benefits.

### How a KOZ/KOEZ Affects Sales and Use Tax

#### What is exempt from state and local Sales and Use Tax?

Purchases of taxable property or services, other than motor vehicles, by a qualified business located within a KOZ/KOEZ, may be exempt from state and local Sales and Use Tax. These purchases must be consumed and used within the KOZ/KOEZ location by a qualified business. The PA Department of Revenue will provide a KOZ/KOEZ exemption number and notification to each qualified business. A qualified business is required to provide its vendors with a properly completed PA Tax Exemption Certificate (REV-1220) with the following information: Line 4. Purchaser is a/an KOZ/KOEZ qualified business holding Exemption Number 72-\*\*\*\*\*; and Line 7. Other Property or services are being purchased for use and consumption in a KOZ/KOEZ.

Note: All KOZ/KOEZ exemption numbers will start with the prefix "72".

#### Does the exemption apply to Sales and Use Tax on motor vehicles?

No. The sale or lease of motor vehicles licensed for over the road use, including special mobile equipment, are subject to Sales and Use Tax, even when used in an approved KOZ/KOEZ.

#### Must a KOZ/KOEZ business continue to charge and collect state and local Sales Tax from its customers?

A business located in a KOZ/KOEZ must continue to charge and collect Sales Tax from its customers, unless the purchase is otherwise exempt.

### How a KOZ/KOEZ Affects Corporate Taxes

#### How does a qualified business claim a Corporate Net Income Tax and/or Capital Stock and Franchise Tax Credit?

A qualified business may take a tax credit, subject to certain limitations, against the Corporate Net Income Tax and/or the Capital Stock and Franchise Tax for the tax liability attributable to business activity conducted within a KOZ/KOEZ. The credit shall be apportioned to the KOZ/KOEZ by use of the common three-factor formula: property, payroll, and sales. The credit is determined by an apportioned percentage: KOZ/KOEZ property/total PA property; KOZ/KOEZ payroll/total PA payroll; KOZ/KOEZ sales/total PA sales.

#### Are railroad, truck, bus, airline, pipeline, natural gas, or water transportation companies entitled to certain KOZ/KOEZ tax benefits?

These types of companies that are qualified businesses may claim Job Creation Tax Credits for full-time jobs created in a KOZ/KOEZ, provided that Pennsylvania full-time jobs increase from the prior year.

## ECONOMIC INCENTIVES CONTINUED

### KOZ/KOEZ INFORMATION

#### How a KOZ/KOEZ Affects Financial Institutions

**Are banks, trust companies, and mutual thrift institutions entitled to certain KOZ/KOEZ tax benefits?**

A bank, trust company, or mutual thrift institution that is a qualified business may take a credit, subject to certain limitations, against the Bank and Trust Company Shares Tax or the Mutual Thrift Institutions Tax for liabilities attributable to business activity conducted within a KOZ/KOEZ.

**Are insurance companies entitled to certain KOZ/KOEZ tax benefits?**

An insurance company that is a qualified business may take a Job Tax Credit, subject to certain limitations, against the Insurance Premiums Tax liability attributable to business activity conducted within a KOZ/KOEZ.

#### How a KOZ/KOEZ Affects Personal Income Tax

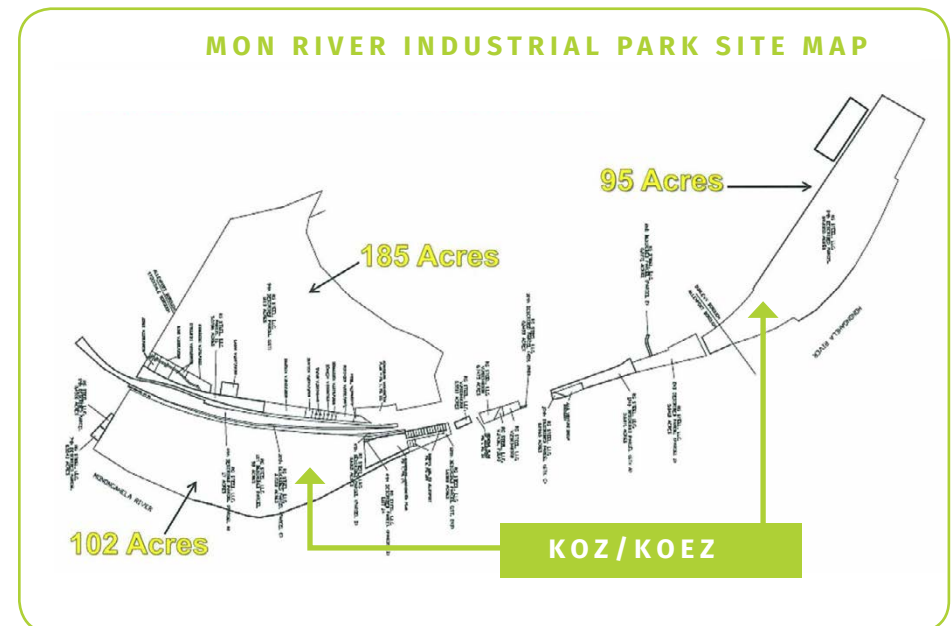
**How do owners operating a qualified sole proprietorship, partnership or PA S-Corporation within a KOZ/KOEZ receive KOZ/KOEZ tax benefits?**

Income earned by a qualified business in a KOZ/KOEZ is not subject to PA Personal Income Tax, when passed through to the resident/nonresident shareholder, partner, member, etc. Income earned by a qualified sole proprietor is exempt from the individual owner's PA taxable income. If you have any other income that you earned or realized from outside a KOZ/KOEZ, you are liable for PA Personal Income Tax on that income.

#### How a KOZ/KOEZ Affects Local Real Estate Taxes

**Are qualified businesses located in a KOZ/KOEZ entitled to local real property tax abatement?**

Yes. A qualified business may be entitled to 100 percent abatement of local real property taxes.





## CBRE INDUSTRIAL & LOGISTICS

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ADDITIONAL INFORMATION CAN BE PROVIDED UPON REQUEST

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