69MW Strategic Industrial Redevelopment & Infrastructure Investment Opportunity



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GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261211

This Project presents a rare opportunity to acquire a fully infrastructure-loaded legacy steel campus in Weirton, West Virginia, situated along the Ohio River in the heart of the Upper Ohio Valley. The site features over 3.3 million square feet of industrial buildings, six electrical substations, a fully operational water and wastewater treatment plant, on-site natural gas delivery via TC Energy, comprehensive rail access, and an established inventory of spare parts and equipment. Unlike most brownfield redevelopment opportunities, Weirton's existing infrastructure dramatically reduces the capital investment required to bring a new industrial user online. Environmental risks are actively managed through site management planning, targeted demolition, and established regulatory frameworks. The site's scale, infrastructure depth, and trimodal access make it well-suited for advanced manufacturing, data center development, energy transition, logistics, or mixed industrial use.

On-Site Power

- Power Available (Now Power): 69MW
- Behind the Meter – Power Generation with Approximate Date for In Service: Up to 1.0 GW for "behind the meter" power generation with an in service date of 24-32 months depending on the site development Phase I could be an initial "behind the meter" power with Phase II being the ramp up to 1.0GW or higher. Hyperscale's are looking for 1GM of power "behind the meter" in 36 months.
- TotalPowerfrom GridConnection: 300MW

ElectricProvider:FirstEnergy(MonPower)

- Six on-site electrical substations – one installed within the past three years
- Monthly maintenance and inspections have been maintained since plant idling; substations confirmed in good condition by FirstEnergy
- Replacement cost of substations and transformers estimated to exceed $100 million
- FirstEnergy has confirmed readiness to advance to DLS and ESA phases, pending end-user power timeline

Buildings & Facilities

- Warehouse building: 3 million sq ft under roof – excellent structural condition with full utility connections
- Ceilings: 25-27 ft throughout; robust concrete foundations and high-quality concrete flooring
- Two additional buildings, each approximately 1 million sq ft, located along the main street – suitable for repurposing
- Additional structures feature exceptionally high ceilings, powered shells, and substantial concrete foundations
- Portions of the warehouse are currently leased, generating ongoing revenue

Water

- Process/ Municipal Water: Fully operational on-site water/wastewater treatment plant with multiple clarifiers

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- Municipal Integration: Facility supplements the city water supply during shortages via connection to the municipal water system
- Wastewater Treatment: On-site plant serves both the campus and municipal needs; replacement cost exceeds $200 million

Fiber

- Established fiber infrastructure on-site as part of a comprehensive municipal utility network
- Connectivity supports industrial controls, data infrastructure, and broadband buildout

Natural Gas Infrastructure

- Provider: TC Energy
- TC Energy 16" pipeline feeds the Strip Mill via a regulation and measurement facility; natural gas pipeline follows the FirstEnergy powerline into the site
- TC Energy 16" pipeline also feeds the Halfmoon Warehouse via a regulation and measurement facility – the same pipeline as the Strip Mill.
- Single feed pipeline serving both facilities at 225 psig MOP
- Capacity: 50 Dth (dekatherms) per day – robust compared to typical industrial sites

Environmental Next Steps

- Environmental requirements and site management plans will be revised upon completion of the redevelopment design and engineering.
- Demolition of non-repurposable buildings is expected to reduce environmental liabilities per preliminary site management assessments
- The redevelopment strategy incorporates eliminating legacy environmental concerns and achieving full regulatory compliance.
- Brownfield designation provides opportunities for remediation incentives and streamlined development pathways

Asset Summary

- Scrap value: $28M-$35M (tin, copper, and high-value steel)
- Spare parts inventory (electric motors, pumps, components): estimated value over $3 million
- Railroad infrastructure: direct access to Norfolk Southern; estimated value $4-$6 million – transferred with site
- On-site vehicles and equipment (trucks, vans, tow motors, rail tugs): estimated value $100,000-$200,000
- Water/wastewater treatment plant replacement cost: exceeds $200 million
- Electrical substation replacement cost: exceeds $100 million

Railroad Infrastructure

- Substantial short lines and rail connectors on-site, providing direct access to the Norfolk Southern mainline
- Norfolk Southern has made recent inquiries regarding asset acquisition – estimated value $4-$6 million.
- Railroad assets transfer with the property; the buyer determines optimal use or
- Rail ownership enhances logistical capabilities and site attractiveness to prospective operators

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