AVAILABLE FOR SALE

40 Acre Main Facility
20 Acre Adjacent Property
(Vacant and can develop)

Excellent opportunity for a specialty chemical production facility on the Port of Pascagoula Bayou

1001 INDUSTRIAL ROAD – PASCAGOULA, MS

The available property is currently used by a leading global merchant producer of aniline with 280 million lbs. per annum of capacity and a total estimated equipment replacement value of $200 million. The facility has a flexible asset configuration that enables not only aniline production but also commercial scale-up / process development projects.

More Information at: bins.properties/Pascagoula-MS

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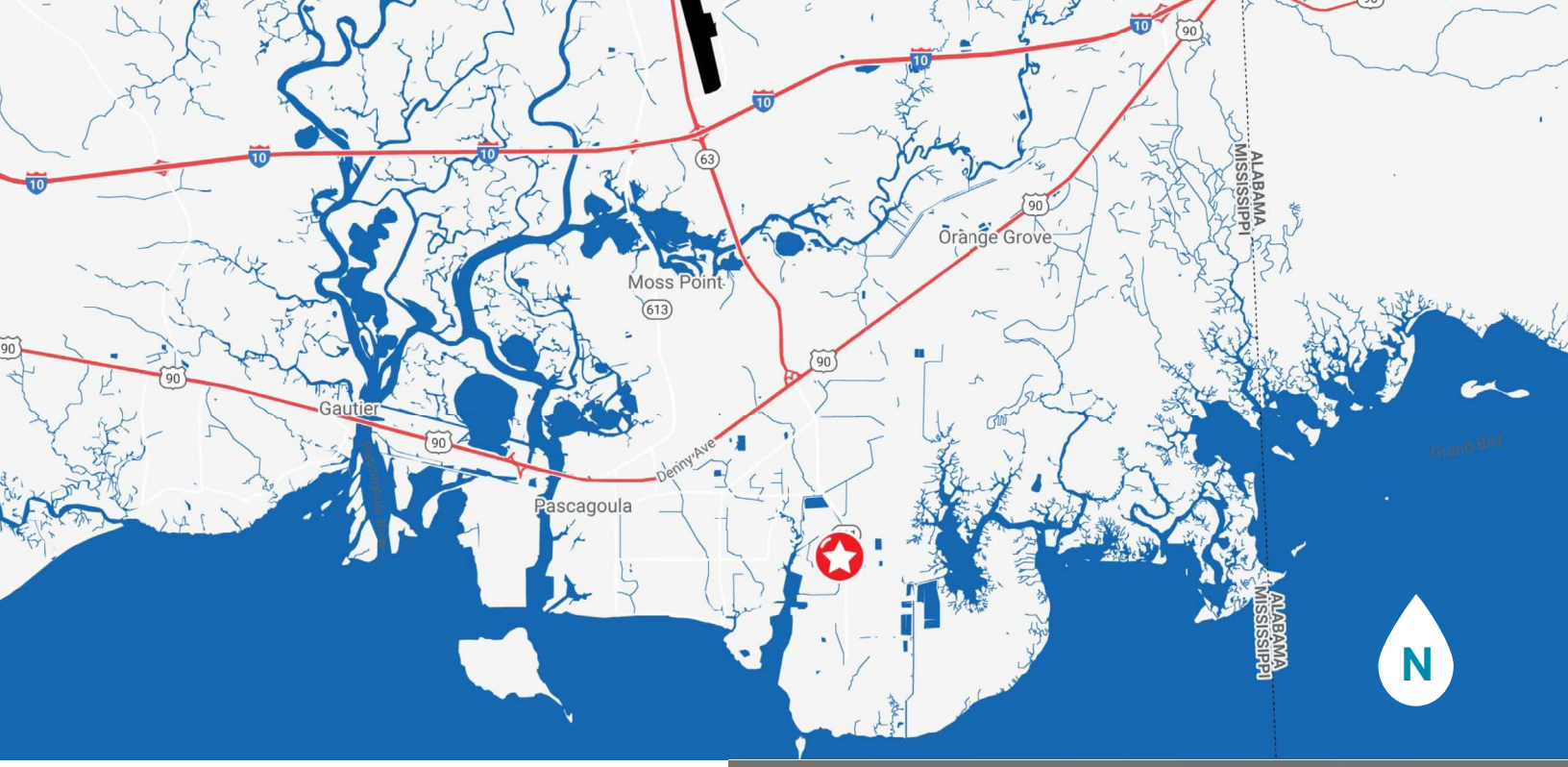
Elaborate and Reliable Infrastructure & Utilities

The First Chemical facility is part of an 60 acre industrial park that includes a variety of facilities including VT Halter Marine, Signal International, Mississippi Phosphates Corp, and Chevron. The available property offers the following features:

- Two gas-fired boilers
- Five cooling towers
- On-site nitrogen generation and hydrogen production
- Electrical needs supplied by Mississippi Power
- Industrial water supplied by Jackson County
- Natural gas supplied by Gulf South Pipeline
- On-site liquid hazardous waste incinerator
- Pilot plant
- Batch & continuous process equipment available for new projects
- Pipeline for Benzene supplied from the neighboring Chevron Facility

Asset Overview

Asset	Capacity	Capabilities
Aniline 1	100 Mlbspa	·Idled aniline unit. Capacity can be improved up to 160 Mlb./Yr. with investment. ·Produced toluidines from corresponding nitrotoluenes. Capable of converting nitrobenzene to N-alkylated aniline in one pass.
Aniline 2	180 Mlbspa	·Fully operational aniline unit running at 80% utilization on average ·Capacity can be improved to 208 Mlb./Yr. with investment
Nitration 1	60 Mlbspa	·Idled unit for nitrotoluene/nitrobenzene production with Meissner nitration technology.
Nitration 2	430 Mlbspa	·Fully operational unit running at 65% utilization on average using Noram nitration technology. ·Can be upgraded to 500 Mlbs/yr with investment.
Nitric Acid	227 Tpd	·Weatherly Technology nitric acid unit utilizing platinum catalyst ·1991 in operation
Hydrogen 1	4 Mcfpd	·Howe-Baker design hydrogen unit utilizing nickel catalyst ·Produces Hydrogen, CO, & CO2. Excess heat is recovered to produce 175 & 325 psi steam ·Hydrogen is purified by absorbing CO2 into MDEA
Hydrogen 2	6 Mcfpd	·Howe-Baker design hydrogen unit ·Produces Hydrogen, CO, & CO2. Excess heat is recovered to produce 175 & 325 psi steam ·Hydrogen is purified by absorbing CO2 onto carbon
Unit 3		·Dedicated hydrogenation facility with the agitation needed for highly efficient hydrogen transfer in the 4,000 gallon carbon steel hydrogenation reactor ·Previous production included aniline, toluidines, phenylenediamine and etc.
Unit 4		·Complete hydrogenation and distillation facility, containing all equipment needed for doing reductions, reductive alkylation or other types of reactions needing a 5,000 gallon stainless steel pressure vessel. Efficient catalyst filtration, recovery, and recycle set up. ·Previous production included aniline, toluidines, xylidines, DMPT (reductive alkylation of aniline and toluidines)
Unit 5		·Batch unit specially designed to handle highly corrosive chemical processes. Most equipment/pipe lines were built with high alloys for handling halogenated products. The unit includes a 3000 gallon Hastelloy high pressure reactor (500 psig), a 4000 gallon AL6XN reactor, a 4000 gallon glass lined reactor, and a continuous distillation system with thin film/falling film evaporators and a packed Hastelloy column. ·Unit has been used to for chlorination reaction, and other reactions that need high temperature, high pressure, and efficient heat transfer.
Unit 6		·Highly versatile batch manufacturing semi-works unit, containing a large selection of both glass lined steel and stainless steel equipment ·Unit also contains a wide variety of equipment sizes from 1,000 gallons to 6,500 gallons ·Unit has typically been used for scale-up of new projects, since its location is adjacent to the Pilot Plant Unit, but has also been used as the main manufacturing unit for a number of products in its history ·Typical products made in this plant have been acid chlorides, amines, alkylated amines, esters, alkyl nitrites, and nitro aromatics
Unit 7		·Multi-step batch manufacturing of amines, substituted amines, alkyl nitrites, crystallizations, filtration, and various custom manufacturing projects ·Unit also contains a wide variety of equipment sizes from 2,000 gallons to 6,000 gallons in glass lined steel and stainless steel vessels
High Rectification Continuous Distillation System		·Consists of 4 columns, with 3 vacuum rectification columns ·Capable of nitrotoluene isomer separation at 60 Mlbs/yr
Batch Distillation Columns		·Four batch distillation columns with vacuum capability, two with hot oil heating. Column sizes range from 3’ to 4’ ID and 30’ to 75’ in height. ·Used for distillation of MPD, NEA, and many specialty products
Pilot Plant		·Reactors ranging from 10 gallons to 500 gallons, with glass lined steel, stainless steel and titanium reactors, this unit provides an excellent opportunity for scale up or small scale commercial production ·The unit (together with R&D lab) was developed to provide accurate scale up information to support the full sized batch manufacturing facilities.



Location

Located in the Port of Pascagoula, the property is centrally located on the Gulf of Mexico with convenient and efficient transportation outlets. Featuring East and West public port terminals, the port is geared to accommodate the efficient handling of international cargo.

With proximity to Louisiana, Alabama, and Florida by both the Gulf of Mexico and via highways including interstate 10, the Port of Pascagoula is the largest seaport in the state of Mississippi. More than 25 million tons of cargo move through the port annually. Pascagoula is comprised of public and private terminals and is a major U.S. port consistently highly ranking as a top port in the nation for foreign cargo volume.

Highly accessible by multiple modes of Transportation

- Only seven miles from Interstate 10
- Truck facilities
- Rail facilities - Serviced by CSX - CSX switching, Short-line service to MSE with access to CN
- Barge facilities - Serviced by the Port of Pascagoula
- Deep-water access for ships or tankers - Serviced by the Port of Pascagoula
- On-site waste handling capabilities (EPA-permitted incineration and WWTP with up to 600 Kgal/day of waste water capacity)
- One site-wide Title V permit enables flexibility to start-up new manufacturing processes

Contact:

Johnny Morgan
Senior Vice President
jmorgan@binswanger.com
662.234.6500

Ken Anthony
Vice President, Strategic Development
kanthony@binswanger.com
864.354.5379