

374 +/- Acre Site (Potentially Expandable to 500+ Acres) – Property Vetted for World-Scale Ethane Cracker

**9226 DUPONT RD
WASHINGTON, WV 26181 (Wood County)**

McGowan
Corporate Real Estate Advisors



**Premier Industrial-Zoned Asset
of Scale in W.V.**

- Ready for Development
- Strong Environmental Protections for Industrial Buyer
- In the heart of NG and NGL rich Marcellus Region
- Rare Flat Site in W.V.
- CSX Rail Served
- Ohio River Barge
- Great interstate access

Potential Uses Include:

- Ethane cracker / Derivatives
- EO/ EG
- Methanol
- Metals
- Power Generation



Prime Location for Next Marcellus Region Mega-Project

FOR FURTHER INFORMATION, PLEASE CONTACT:

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**McGowan Corporate Real Estate Advisors
www.mcgowanadvisors.com**

Executive Summary

Rare Opportunity to Acquire Mega-Site in the Heart of Marcellus Shale Region with Multiple Modes of Transportation for Inbound and Outbound Product

WASHINGTON BOTTOM

Located at 9226 Dupont Road, in Washington, West Virginia, Wood County, Washington Bottom (or the Site) is approximately 374 acres located west of DuPont Road (State Route 892) and east of the Ohio River. The 374 acres are segmented into two similarly-sized areas: the Brownfield Acres in the north (roughly 168 acres) and the Greenfield acres in the south (roughly 206 acres).

SITE HISTORY

Washington Bottom was originally a 510-acre site. Marbon Chemical Company developed Washington Bottom in 1955, and a plastic resins facility began operations in 1957. Ownership of Washington Bottom transitioned to Borg-Warner Chemicals in 1972 and GE Plastics in 1998. SABIC Innovative Plastics purchased Washington Bottom as a part of its acquisition of General Electric's plastics division in August 2007.

GREENFIELD AND BROWNFIELD ACRES

The Greenfield Acres contain a mix of active agricultural fields and recreation fields. The Brownfield Acres include the former operating facility which has been razed except for a 183,000 SF technology center and two smaller buildings.

FLAT SITE WITH RAIL AND BARGE ACCESS

The Site is elevated from the river minimizing the flood plain area. The majority of the site is flat and ready for development.

SITE BOUNDARIES

The overall site is bounded by the Ohio River to the west, Chemours/DuPont's Washington Works chemical plant and Exel Global Logistics to north, Northwest Pipe Company to the south, and Dupont Road to the east.

CSX RAIL, BARGE ACCESS, UTILITIES

A north and south running CSX railroad line parallels the western side of Dupont Road. The Site has an active, permitted, approved barge dock in the Ohio River. For natural gas, the site is served by Dominion Energy, for electricity the site is served by First Energy.

SITE DEVELOPMENT

Brownfield Acres have been razed to grade, all third party reports have been completed by Owner. Clear pathway to begin construction.

INCENTIVES

The State of West Virginia and Wood County stand by as strong development partners to assist and incentivize development of the Site.

EXPANSION POTENTIAL

McGowan Corporate Real Estate Advisors believes a path exists to reassemble most of the original 500+ acre Marbon Chemical site. Additionally, there are opportunities to aggregate an even larger site through a number of additional independent transactions.

Contacts and Offering Process

Primary Contact

McGowan
Corporate Real Estate Advisors

Kevin McGowan, CCIM, SIOR

President

McGowan Corporate Real Estate Advisors

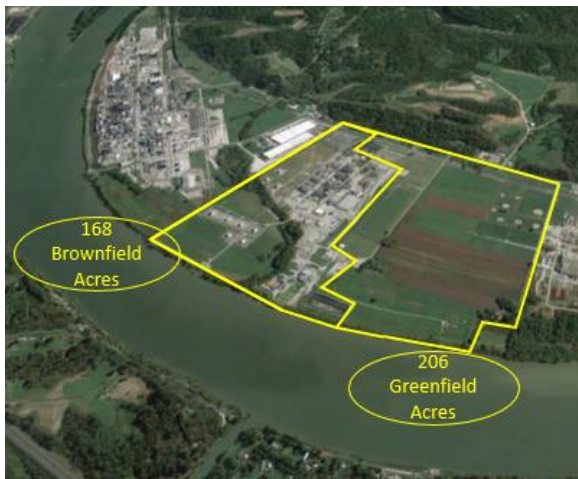
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Exclusive Representation

McGowan Corporate Real Estate Advisors is exclusively representing Owner (“Owner” and “Seller”) in the sale of nine parcels totaling approximately 374+/- acres located at 9226 Dupont Road in Washington, WV.

Transaction Guidelines

Owner is seeking \$30 Million of proceeds from this transaction. Significant development of the site has already been completed by owner and should be considered as part of the offering price.

Non-Disclosures - Dataroom

For qualified parties who execute Seller’s non-disclosure agreement, a full offering memorandum and dataroom access will be given.

Offers

For qualified parties who execute Seller’s non-disclosure agreement, a full offering memorandum and dataroom access will be given.

All offers should include:

- Purchase price, net of all buy-side fees/expenses
- Timing for inspection period, prospective contingencies
- Closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of the purchaser
- Detailed schedule of approval process

Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Site, to terminate discussions with any party at any time or to modify or extend any deadlines given throughout the sales process.

Communication

All communications, inquiries, and requests should be addressed to Kevin McGowan at kevin@mcgowanadvisors.com or 484-222-6900, as exclusive representative of the Seller.

Property Inspection

By appointment only and should be arranged through Kevin McGowan at kevin@mcgowanadvisors.com or 484-222-6900.

Any Purchaser that is represented by a broker is responsible to compensate their broker.