

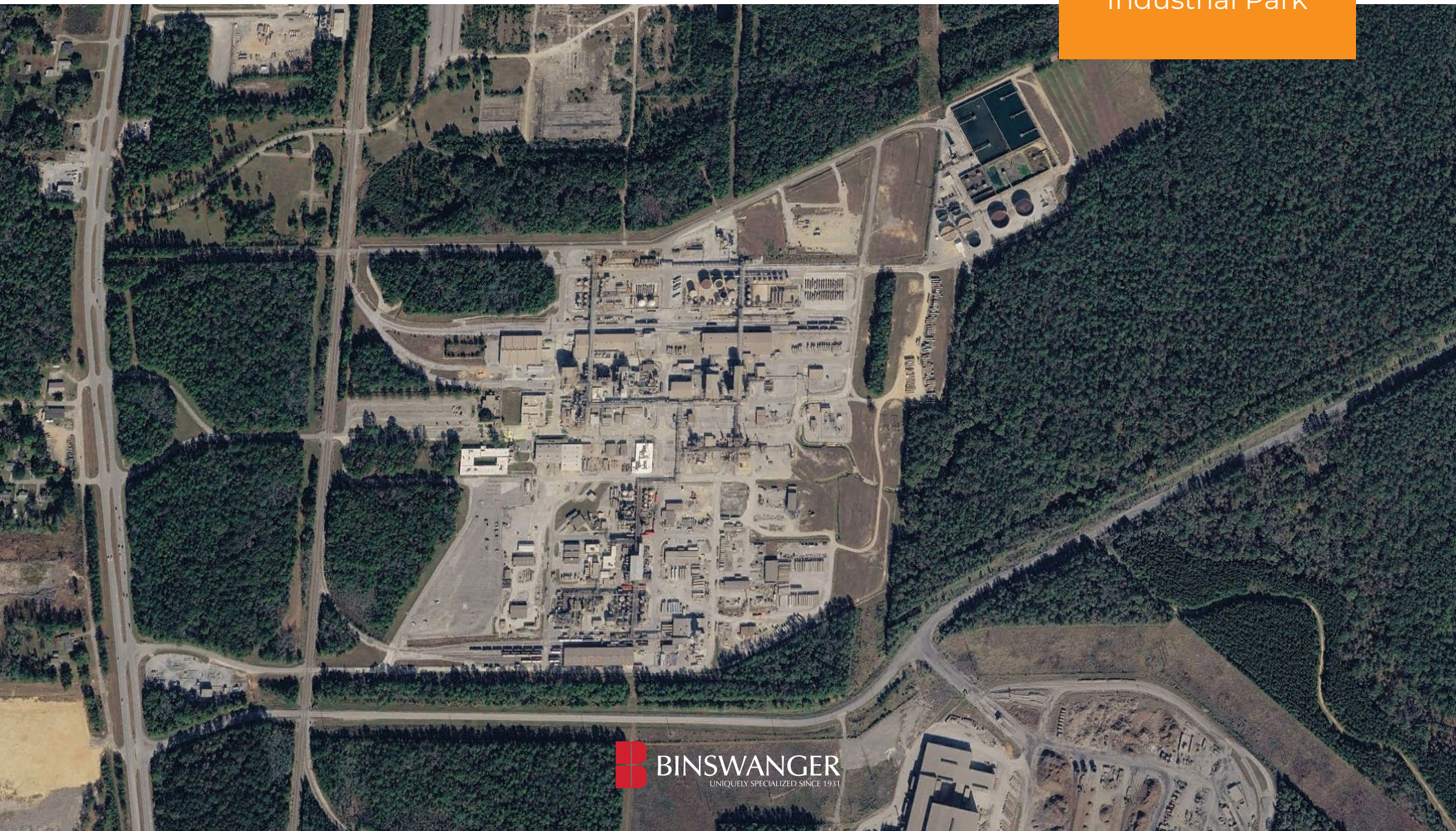
— AVAILABLE FOR SALE

1260 HIGHWAY 43

AXIS, ALABAMA



500 Acre
Mobile Site
Located
in LeMoyne
Industrial Park



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any sale proposal but is merely a solicitation of interest with respect to the sale described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

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EXECUTIVE SUMMARY



Binswanger is pleased to present
the opportunity to acquire
12650 Highway 43



**A one-of-a-kind industrial
manufacturing campus**



Strategically located within the LeMoyne
Industrial Park in Axis, Alabama, approximately
15 miles north of the **Port of Mobile**.

The offering consists of approximately **500 acres**, including **150 acres of fully developed industrial land** and approximately **350 acres of undeveloped acreage** that provides significant long-term expansion potential. More than just a land acquisition, this is the opportunity to purchase an established chemical manufacturing campus with extensive production facilities, specialized processing equipment, rail infrastructure, robust utility systems, wastewater treatment capabilities, laboratory facilities, warehousing, and other mission-critical infrastructure that would require a substantial investment of both time and capital to replicate.

The property is well suited for chemical manufacturing, specialty chemicals, industrial processing, contract manufacturing, or other advanced industrial users seeking immediate operational capability while preserving the flexibility to expand operations over time. Existing on-site tenants lease portions of the real estate while owning their process equipment, providing current income and operational activity. Approximately 32 acres are subject to an archaeological easement associated with the site's historical significance, while the balance of the property remains available for continued industrial use and future development.



Situated among many of the Gulf Coast's leading industrial and chemical manufacturers—including FMC, AMVAC, Arkema, AdvanSix, Lenzing Fibers, SSAB, Southern Company, EcoSouth, and Nouryon—the property benefits from an established industrial ecosystem, excellent transportation access, and proximity to the Port of Mobile, making it a highly attractive opportunity for both owner-users and strategic investors.

With extensive existing infrastructure, irreplaceable industrial improvements, abundant expansion acreage, and a premier Gulf Coast location, 12650 Highway 43 represents a rare opportunity to acquire a scalable industrial manufacturing campus that would be extremely difficult and costly to develop in today's market.

FMC

SSAB

ARKEMA

Lenzing
Innovative by nature

**Southern
Company**

ADVANSIX
Good chemistry.

**ecosouth
services**

AMVAC
An Amchem Wingard Company

Nouryon

PROPERTY DETAILS





Capabilities

- Liquid and Gas Chromatography
- Ion Chromatography
- Mass Spectrometry
- Near Infrared Spectroscopy (NIR)
- Particle Size
- Wet Chemistry
- Synthesis laboratory for support of production and R&D

Responsibilities

- Final product testing and release
- Support of in-process laboratories
- Effluent system monitoring
- Cross contamination testing (ACLs)
- NA Contract Manufacturing analytical

Statistics (2022)

- Total Samples (2,029 Final & 36,104 In-Process)
- NACM Samples (975 total samples)

Staff

- Technicians staff 24/7
- Process/Analytical Chemist
- Instrumentation Technician

ABU Facilities

- ✓ Three process buildings with 4 production lines
- ✓ 500 -6,000 gal, 50 -150 psig stainless steel & glass-lined, jacketed, agitated reactors some with overhead systems (one with reactive distillation column)
- ✓ Carbon steel, stainless steel, and glass-lined storage tanks and surge vessels
- ✓ 3 stainless steel batch centrifuge (vertical basket and Heinkel inverting) & solids drying systems (batch vacuum agitated conical screw and continuous tray dryers)
- ✓ Solids FIBC charging, liquid tote handling & solids drum / FIBC pack out
- ✓ Distillation columns and liquid / liquid extraction column for solvent recovery
- ✓ Experience with ton cylinder charging / vaporization facilities with emergency scrubber
- ✓ Process vent scrubber for HTMS in one building
- ✓ Emergency flare and scrubbed vent gas incinerator with waste heat boiler
- ✓ Steam, cooling water, and chilled / heated EG / water systems, HCFC refrigeration systems
- ✓ Warehouse & consignment facilities
- ✓ Truck & railcar access

BBU Facilities

- ✓ Two process buildings
- ✓ 8,000 -10,000 gal, 50 -100 psig stainless steel (four glass-lined) jacketed, agitated reactors most with overhead systems (one with reactive distillation column)
- ✓ Carbon steel, stainless steel, and glass-lined storage tanks and surge vessels
- ✓ 2 stainless steel vertical basket centrifuge systems (3 in parallel in each building) & Processall batch vacuum agitated plowshare dryer in one building
- ✓ Warehouse facilities
- ✓ Solids drum and FIBC charging, liquid tote handling & solids pneumatic conveyor and drum pack out and bulk molten liquid loading
- ✓ Continuous flash pots and distillation columns for solvent recovery
- ✓ Liquid hydrogen handling & low pressure, supported precious metal-catalyzed hydrogenation
- ✓ Process vent scrubbers
- ✓ Emergency flare and vent gas incinerator with waste heat boiler
- ✓ Steam, cooling water, chilled eg/water, propane refrigeration compressor

LOCATION OVERVIEW



LOCATION DESCRIPTION

Positioned just 15 miles north of downtown Mobile, the property offers a strategic Gulf Coast location within the established LeMoyne Industrial Park—one of the region's premier industrial and chemical manufacturing hubs. The site benefits from direct access to U.S. Highway 43, providing efficient connectivity to Interstate 65, the Port of Mobile, and the broader Southeast transportation network.

Surrounded by a concentration of world-class industrial users including FMC, AMVAC, Arkema, AdvanSix, Lenzing Fibers, SSAB, Alabama Power, EcoSouth, and Nouryon, the location offers immediate proximity to an experienced industrial workforce, established infrastructure, and a mature supply chain. With access to rail, major highways, deepwater port facilities, and regional airports, the property is ideally positioned for manufacturing, chemical processing, logistics, and other heavy industrial operations requiring exceptional transportation and utility infrastructure.



LOCATION OVERVIEW

Largest Businesses in Area

📍 25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees

Austal USA LLC

Headquarters

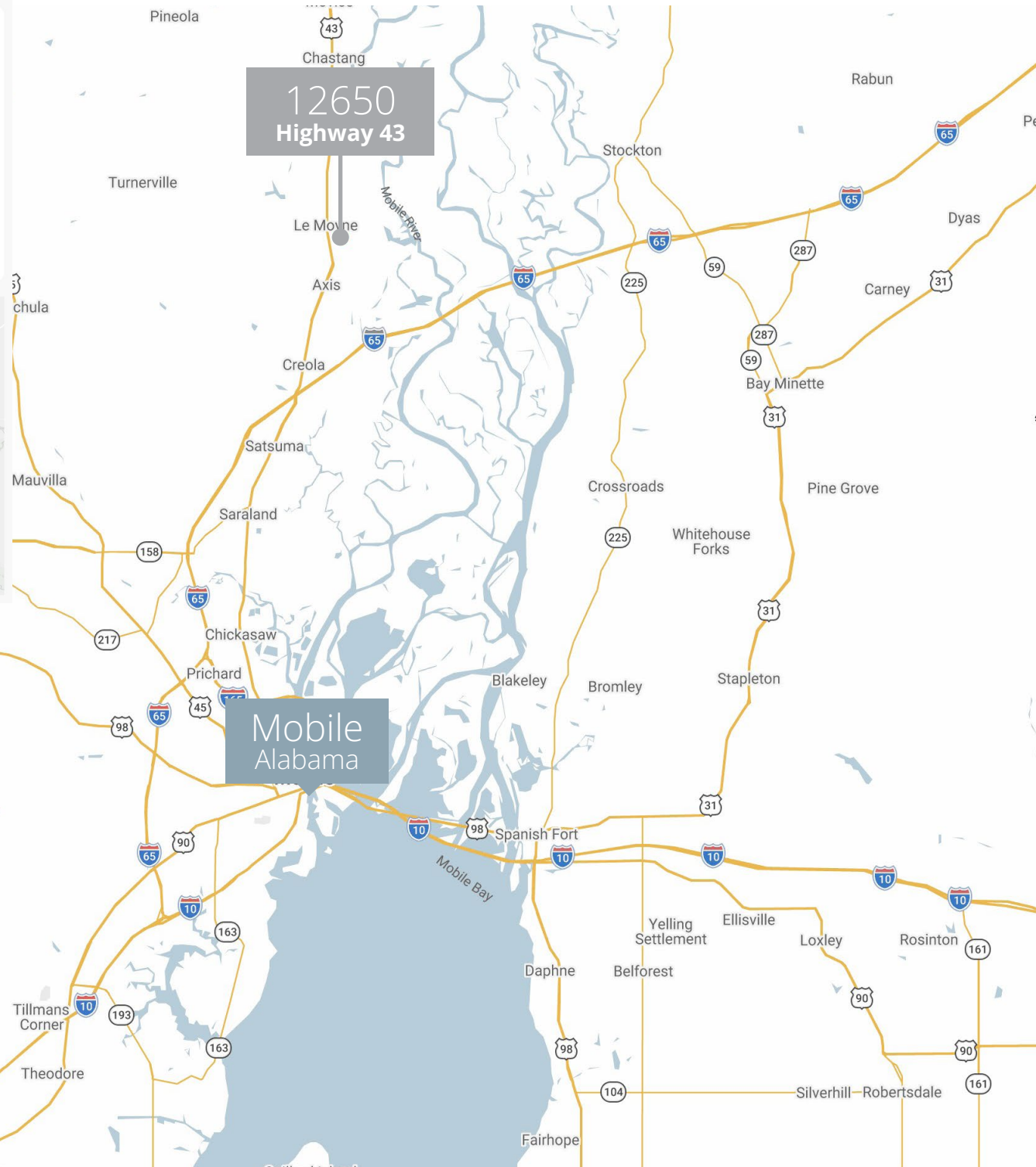
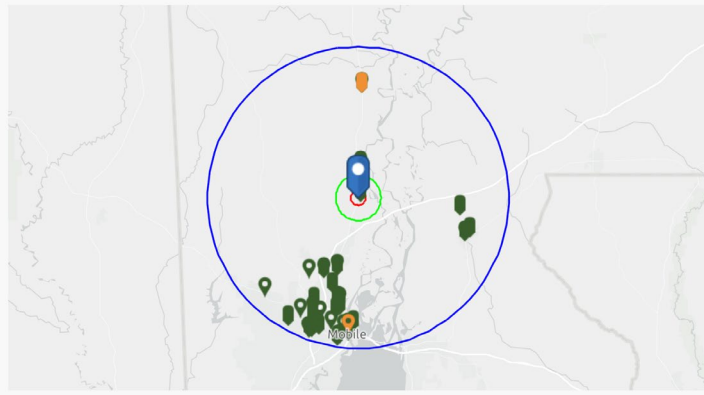
7,028

Highest sales volume

A M/N S Calvert

Independent

\$902M



AREA STATISTICS IN A 20 MILE RADIUS



-0.1% ↓

Pop Growth Rate is
126.3% lower than
United States



71

Wealth Index
Below 100 = **low** Above
100 = **high**



0.7% ↓

Housing Units Growth
Rate is 32% lower than
United States.

Key Statistics

20 miles

7,135

Total Businesses

97.7K

Total Employees

\$16.0B

Total Sales

4.7%

Unemployment Rate

Daytime Population

20 miles



196,053

Total Population



214,692

Total Daytime Population

Ratio of daytime to total
population:

1.10

Values > 1.0 mean that more
people come to the area during
the day than live there.



Suburb

Dominant Urbanicity Type



3.8

Avg Number of
Employees



5

Total Businesses Per
Square Mile

About the Workforce



17.2%

Services



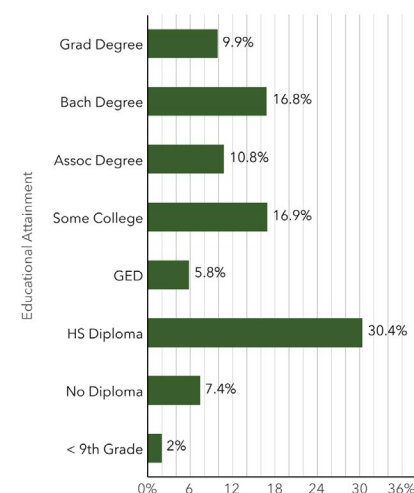
26.6%

Trades/Skilled
Labor



56.2%

Office Based



Businesses Per 1,000 Population

Business Categories	20 miles	ZIP Codes 36505 (Axis)	States Alabama	National United States
Restaurants	2.36	1.36	2.24	2.42
Health Care & Social Assistance	3.23	0.00	3.14	3.69
Retail	4.70	4.77	4.70	4.51
Manufacturing	1.36	6.81	1.11	1.29
Finance & Insurance	2.05	0.00	1.77	1.77
Professional & Tech Services	3.62	3.41	2.75	3.56

PROPERTY UTILITIES



PROPERTY UTILITIES

General

Steam Boilers: 40K & 60K lbs/hr @ 250 psig)	3rd party nitrogen plant
(3) Air compressors, (4) Cooling water towers	Aqueous effluent steam stripper and biotreatment
Emergency Flares: 1 in ABU & 1 in BBU	Medium temperature hydrolysis
Vent Gas Incinerators: 1 in ABU & 1 in BBU	(2) 250 psig steam boilers
High Voltage Electrical Distribution	Refrigeration Machines: ABU – 4 machines (960 Tons) BBU – Propane Compressor (1000 Tons)

Fuel Storage

Diesel Fuel Storage Capacity: 2 tanks (3,000 gals and 5,800 gals)	Gasoline Storage Capacity: 1 tank (3,000 gals)
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Waste Treatment

Effluent Treatment

Aqueous Effluent Steam Stripper Medium Temperature (220-230°F) Hydrolysis	~430,000 gal/day Processing Capability
Biotreatment	4MM gal Surge Capacity for aqueous waste

AMVAC Waste Treatment

Receive 500,000 gal/mo (avg)	Site Cost Advantage: \$500,000/mo (avg)
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Wastewater Treatment

Utility water is supplied from a basin to the site by two 650 gpm pumps (P-U1020/ 1021): • Site gets water from ground wells and municipal sources • Remediation wells sent to dilution tank	Wastewater stream goes through the following process: Neutralization, Equalization, Biological oxidation, Flocculation/ Clarification, Filtration, Effluent transfer, Sludge disposal
River water pH range is between 6.8 to 8.5	Discharge to the river flow rate is approx. 275 gpm on normal day
Physical, chemical and biological methods are used to remove pollutants in wastewater	

Analytical Capabilities



- HPLC (UV, MSD, MS/MS)
- GC (FID, TCD, MSD)
- Near FTIR
- Particle size
- Ion chromatography
- Flashpoint
- Wet chemistry
- Physical properties
- Shelf-life extensions (accelerated aging)
- Method development & validation

Chemistries



Past Chemistries:

- Friedel-Crafts acylation / alkylation
- Halogenation
- Phosgenation

Current Chemistries:

- Ester

Emergency Response Equipment



- Fire Truck
- Emergency Transport Vehicle
- Command Center (Stationary and Portable) Safer System
- Rescue Systems
- Fire Water System with Dual Diesel Pumps
- Foam Systems (non-AFFF)
- Sprinkler Systems



Electrical Infrastructure

12KV Feeders (2)

480V AC (20)

2300V AC (2)

Air compressors

Chillers

BBU Dryer

4160V AC (1)

Propane Compressor

AMVAC

52 Motor Control Centers (MCCs)

Power distribution across the site

On-Going Projects

A-Tank Farm

12 KV transformers

Air switch

MCC

G Bldg MCC

12 KV transformers

Air switch

TENANT OVERVIEW





Independently Owned and Operated Chemical-Production Facility

The AMVAC operation is best characterized as an independently owned and operated chemical-production facility located on land leased from FMC. AMVAC owns the plant improvements and production assets associated with its approximately 25-acre operating area, while relying on the broader FMC complex for critical common infrastructure and shared services.

The facility was originally developed as a flexible chemical-production unit capable of manufacturing pyrethroid and organophosphate chemistries. AMVAC has since expanded and adapted the operation to support a broader portfolio of crop-protection products, including insecticides, herbicides, fungicides and nematicides. The Axis plant gives AMVAC the ability to manufacture more complex chemistries while serving customers throughout the southeastern United States, other domestic markets and portions of Europe.

Specific information on the current lease is available upon request.



BID INSTRUCTIONS



SUMMARY OF OFFER PROCESS

Binswanger is advising Ownership regarding the disposition of the property located at **12650 Highway 43, Axis, AL 36505**



This Property is being offered to prospective purchasers through an offer process. This Property will be sold “as is, where is.” The Owner will consider all offers that comply with this Offering Procedure.

The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

This Property will be sold based on a structured bid process. No asking price has been established; however, ownership reserves the sole and absolute right to accept or reject any and all bids. The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, including “at-risk” deposit at contract execution, proven ability, and prior success in closing on a transaction of this size.

This investment opportunity is being made to principals only and the offering price should be presented net of all transaction costs.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to **kanthony@binswanger.com**.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

Offering Price

Study Period (if any)

Earnest Money Deposit

Contingencies (if any)

References

Documentation of
previously completed
transactions

Sources of Funds
(Equity and Debt)

Consents and/or
approvals needed
(if any)

Any other information having a direct bearing on the
buyer's ability to close the proposed transaction

Property inspections will be made by appointment only and arranged through Binswanger.

PRIMARY CONTACTS



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