

1001 Industrial Road
Pascagoula, MS 39581

78.5 ACRES



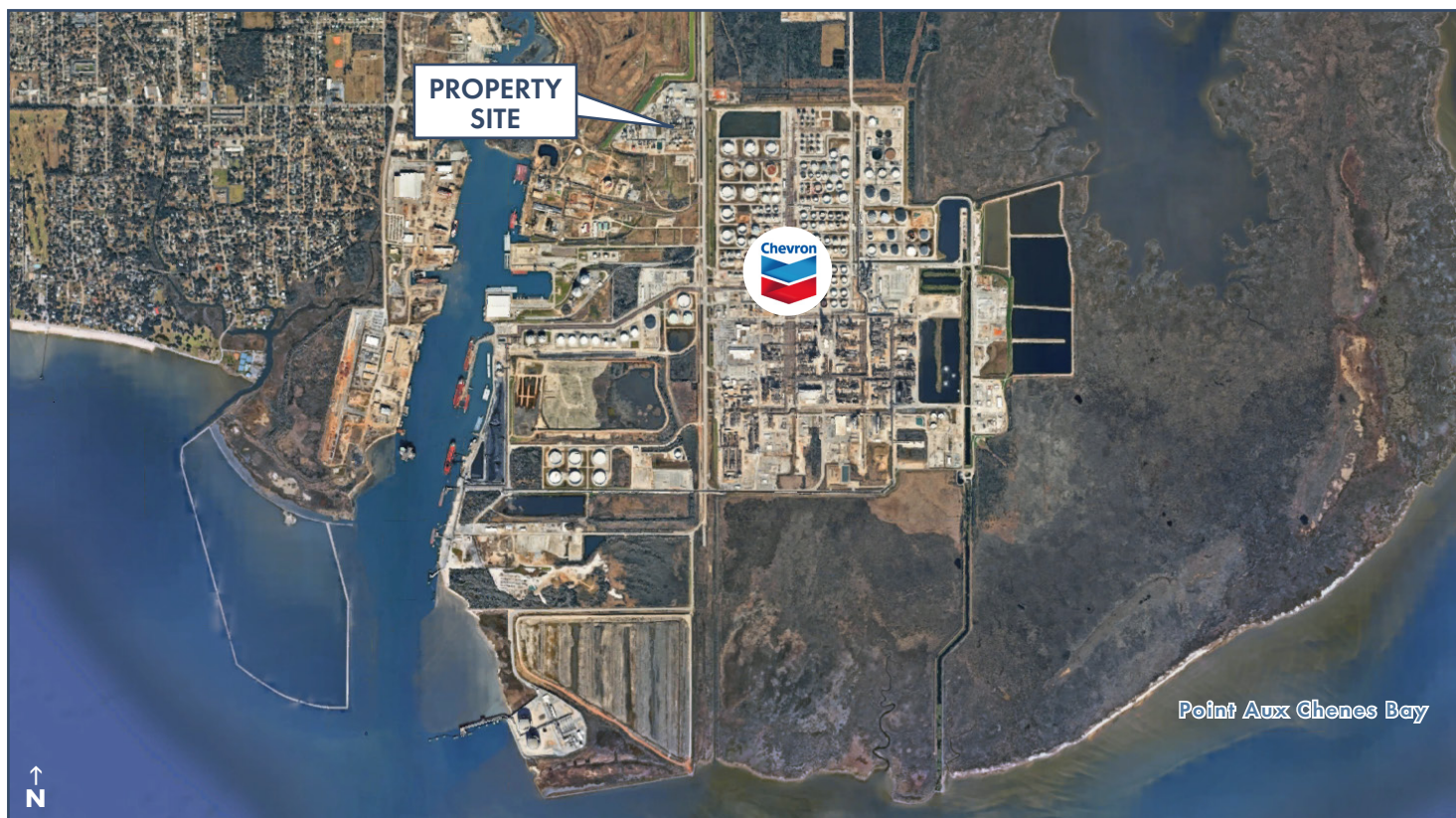
OLEO-X CHEMICAL PROCESSING FACILITY

HEAVY INDUSTRIAL | RAIL-SERVED | PORT-PROXIMATE

ACCEPTING OFFERS IMMEDIATELY

GA Group is pleased to present the OLEO-X Chemical Processing Facility, a rare Gulf Coast industrial asset offering a fully integrated chemical-capable platform less than one mile from the Port of Pascagoula. The 78.5 acre site features a robust utility backbone, on-site rail, Heavy Industrial zoning, and a long operating history supporting chemical manufacturing, specialty processing, and R&D activities.

The facility is currently idle but remains fully intact, providing an exceptional opportunity for operators seeking immediate capacity or for buyers pursuing redevelopment. The property is available turnkey with existing infrastructure or delivered as cleared land, offering maximum flexibility for a wide range of industrial users.



INFRASTRUCTURE OVERVIEW

Power

- Two 115 kV feeders
- 5 MW transformer
- ~1.5 MW available

Natural Gas

- 600 psig Gulf South pipeline

Wastewater

- On-site treatment with DAF
- 600,000 GPD discharge permit

Steam

- 30,000 lbs/hr boiler
- 300/175/25 psig distribution

Water

- 12" process water line
- Four wells feeding 800,000-gallon tank

Industrial Gases

- Nitrogen system (two 12,000-gallon tanks)
- Hydrogen lines

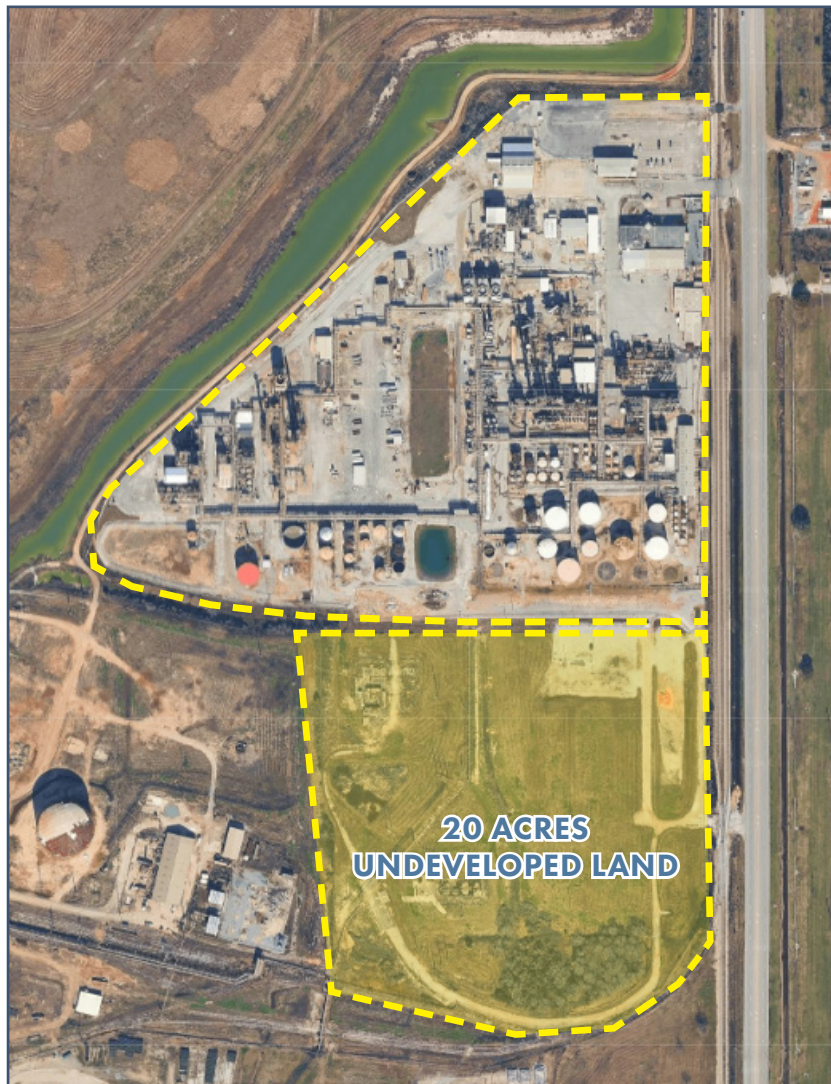
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PROPERTY HIGHLIGHTS

Site & Location

- 78.5 acres zoned Heavy Industrial
- Inclusive of ~20 acres of undeveloped land
- 0.9 miles to Port of Pascagoula
- Direct access to MS Hwy 611 → Hwy 90 → I-10
- On-site rail siding (8-car capacity)

Buildings & Structures

- ~17,957 SF enclosed building space
- Control room, admin, lab/R&D, maintenance
- Process structures, pipe racks, platforms
- Built 1967; major rebuild 2002

Utilities & Infrastructure

- Two 115 kV feeders; 5 MW transformer
- 12" process water line + four wells
- On-site wastewater treatment (600,000 GPD permit)
- 600 psig natural gas supply
- 30,000 lbs/hr steam boiler (300/175/25 psig)
- Nitrogen & hydrogen supply systems

Fire Protection

- 800,000-gallon tank + dual 2,500 gpm pumps
- Hydrants, monitors, foam deluge
- Pressurized control room with LEL detection

Equipment Detail

A full machinery & equipment inventory is available upon request. Equipment can be included in a turnkey sale or removed as part of a scraped-site delivery.

DETAIL PROPERTY DESCRIPTION

The OLEO-X Facility spans 78.5 acres of Heavy Industrial land within the Pascagoula industrial corridor, one of the most active chemical and manufacturing regions along the Gulf Coast. The property includes approximately 17,957 square feet of enclosed building space, including administrative offices, a control room, lab/R&D areas, and maintenance structures. The site also features extensive process infrastructure such as pipe racks, elevated platforms, and utility distribution systems.

Originally constructed in 1967 and significantly rebuilt in 2002, the facility has supported a wide range of chemical and specialty processing operations. Key infrastructure includes two 115 kV electrical feeders, a 5 MW transformer, a 12" process water line, on-site wastewater treatment with a 600,000 GPD discharge permit, a 600 psig natural gas supply, and a 30,000 lbs/hr steam boiler with multiple pressure levels. Industrial gas systems for nitrogen and hydrogen remain in place, along with a comprehensive chemical-grade fire protection system featuring hydrants, monitors, foam deluge, and an 800,000-gallon fire water tank.

The site's logistics advantages include an 8-car rail siding and direct access to MS Hwy 611, providing efficient connectivity to Hwy 90 and I-10. The Port of Pascagoula, located less than one mile away, offers deepwater access to global markets and supports a wide range of industrial cargo. Whether acquired as a turnkey facility or delivered as cleared land, the property provides a flexible platform for operators seeking to expand or establish a Gulf Coast presence.

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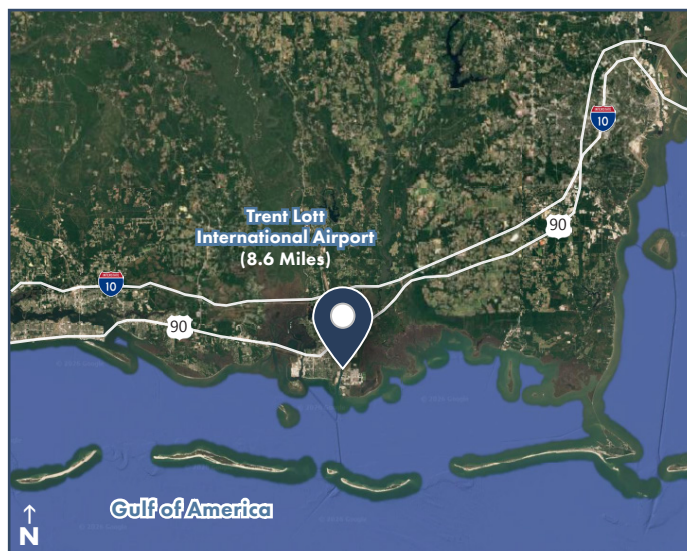
OLEO-X CHEMICAL PROCESSING FACILITY

MARKET POSITIONING

The OLEO-X Facility is strategically located within a mature industrial ecosystem anchored by chemical, petrochemical, shipbuilding, and energy operations. The Pascagoula region benefits from a skilled industrial labor force, established supply chains, and a regulatory environment supportive of manufacturing and process-industry investment. Proximity to the Port of Pascagoula enhances the site's competitiveness for import/export-driven users, while access to rail and interstate corridors supports efficient regional and national distribution.

For turnkey buyers, the facility offers a rare combination of heavy utilities, chemical-grade infrastructure, and immediate operational potential. For redevelopment buyers, the site provides a large, well-located industrial tract with utilities already stubbed to the property line — significantly reducing development timelines compared to greenfield alternatives.

BUYER TYPE	TURNKEY	SCRAPED
Chemical Producers	✓ ✓ ✓	✓
Biofuels/Renewables	✓ ✓ ✓	✓
Toll Processors	✓ ✓ ✓	-
Industrial Gases	✓ ✓	✓
Recycling/Metals	-	✓ ✓ ✓
Battery Materials	-	✓ ✓ ✓
Logistics/Distribution	-	✓ ✓ ✓



PROPOSED SALE STRUCTURE

Turnkey Chemical Facility

- Full utility and process infrastructure
- Ideal for chemical, biofuel, and tolling operators

Scraped Industrial Site

- Delivered as cleared land
- Heavy utilities remain (power, water, wastewater, gas, rail)
- Ideal for redevelopment, logistics, recycling, battery materials

FOR MORE INFORMATION PLEASE CONTACT:

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