

FOR SALE

# Liquid Storage & Logistics Terminal

A unique opportunity in **Helena, Arkansas** to acquire a long-life, high-barrier-to-entry infrastructure asset positioned to directly benefit from legislative catalysts reshaping the U.S. renewable fuels supply chain.



Accelerating success.

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## Helena Liquid Storage & Logistics Terminal

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### **Strategic Midstream Asset**

Perfectly positioned to serve a mandated shift to domestic feedstock supply chains.

### **Mandated Demand Growth**

The proposed RFS rule mandates biomass-based diesel volumes growth beginning 2026.

### **Irreplaceable Existing Assets**

The Facility represents a significant speed-to-market advantage, bypassing the multi-year permitting and high construction costs required to replicate such an asset today. Its logistical access is secured by perpetual, automatically transferable easements with proven assignability.

### **Identifiable Value-Add Levers**

Clear pathways to value creation through targeted CapEx, operational improvements, and physical expansion.



# Former biodiesel facility located on a 38.2-acre site on the Mississippi River

## Primary Storage

- 7.5-Million-Gallon, Carbon Steel Tank
- 1.8-Million-Gallon, Stainless Steel Tank
- Tank Farm with 16x 30,000-gallon carbon steel tanks.

## Logistical Capabilities

- Fully integrated and operational trimodal logistics: truck, rail, and barge.
- Mississippi River access via dedicated 10" pipeline.

## Ancillary Assets

- Onsite lab, process building, and automation systems.

## Key Features

- Exclusive use of four rail spurs with 30 rail car spots.
- Rail logistics – two receiving stations and two loading stations.
- Truck logistics – three receiving stations and two loading stations.
- Turnkey and ready for operation.



# River access is centered on a deep-water dock

and owned with the Facility's rights of access secured by long-term agreements

### **Dock Specifications**

#### **Location**

Lower Mississippi River Mile Marker 660.2

#### **Products Handled**

The third-party dock is licensed and equipped to handle a diverse range of products including grains, dry bulk, fertilizers, and liquid products.

### **Key Contractual Rights for the Helena Facility**

#### **First Priority Access**

The Facility benefits from a contractual "first priority to dock access," ensuring efficient scheduling and minimizing potential demurrage costs.

### **Perpetual Pipeline Rights**

A perpetual lease secures the use of the conveyor structure for the Facility's dedicated pipeline, guaranteeing a permanent physical path to the river that runs with the land.

### **Dedicated Infrastructure**

The 7.5-million-gallon tank is directly connected to the dock via a dedicated discharge pipeline, enabling streamlined and efficient operations.





## Strategic Midstream Hub

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### **The Problem**

- Coastal renewable diesel refineries incentivized to replace foreign feedstock imports with domestic supply.
- Surging demand for domestic feedstocks, including soybean oil, will create logistical bottlenecks.

### **The Solution: Helena Terminal**

The Facility is perfectly positioned to serve as a critical feedstock aggregation hub, receiving domestic soybean oil from the Midwest.

It can then provide cost-effective, high-volume delivery via barge down the Mississippi River to Gulf Coast refineries.

## SITE LAYOUT





## RECEIVING & LOADOUT





## TANK & BUILDING LAYOUT

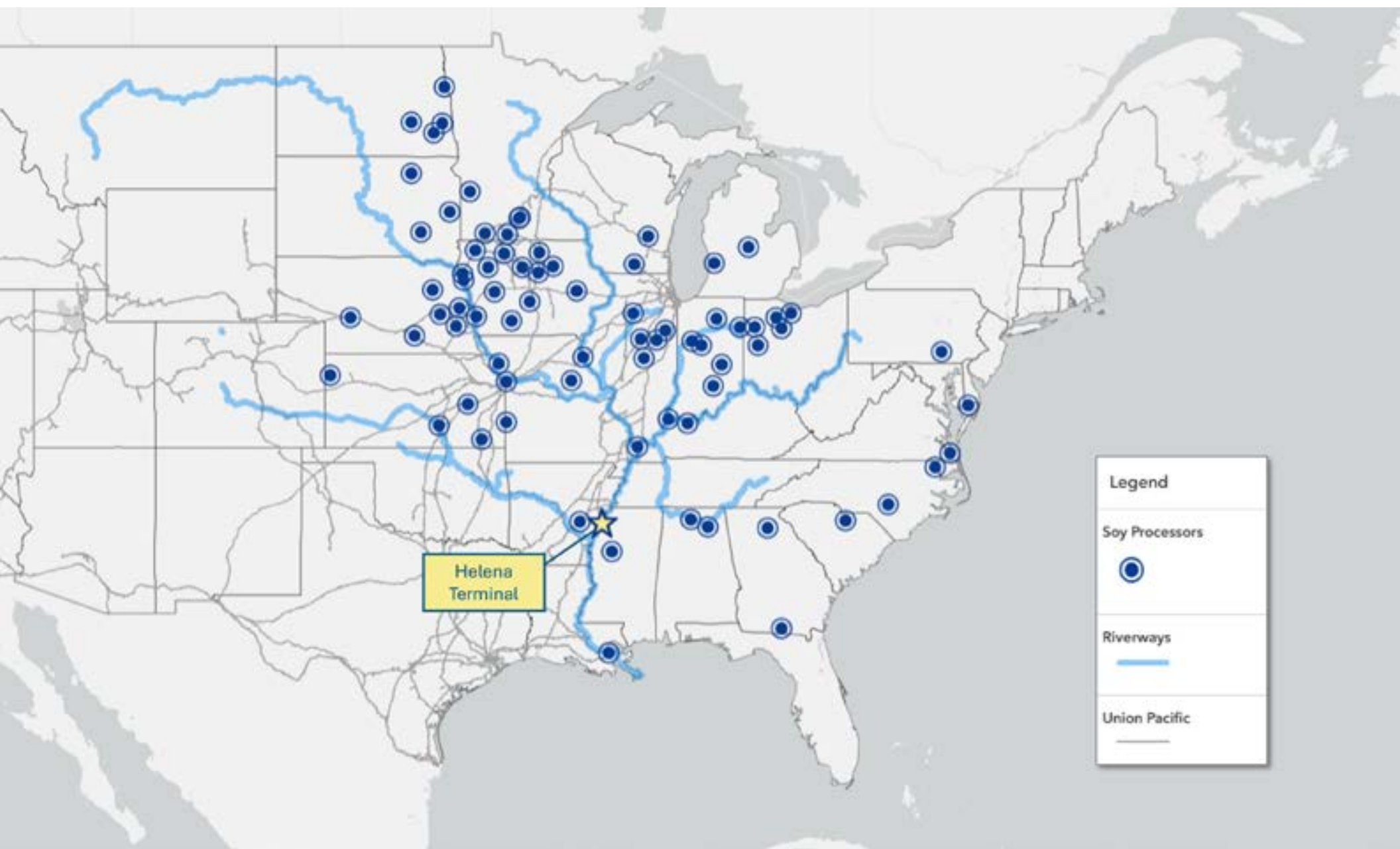




## TRIMODAL LOGISTICS: TRUCK, RAIL, AND BARGE



SOY PROCESSING FACILITIES

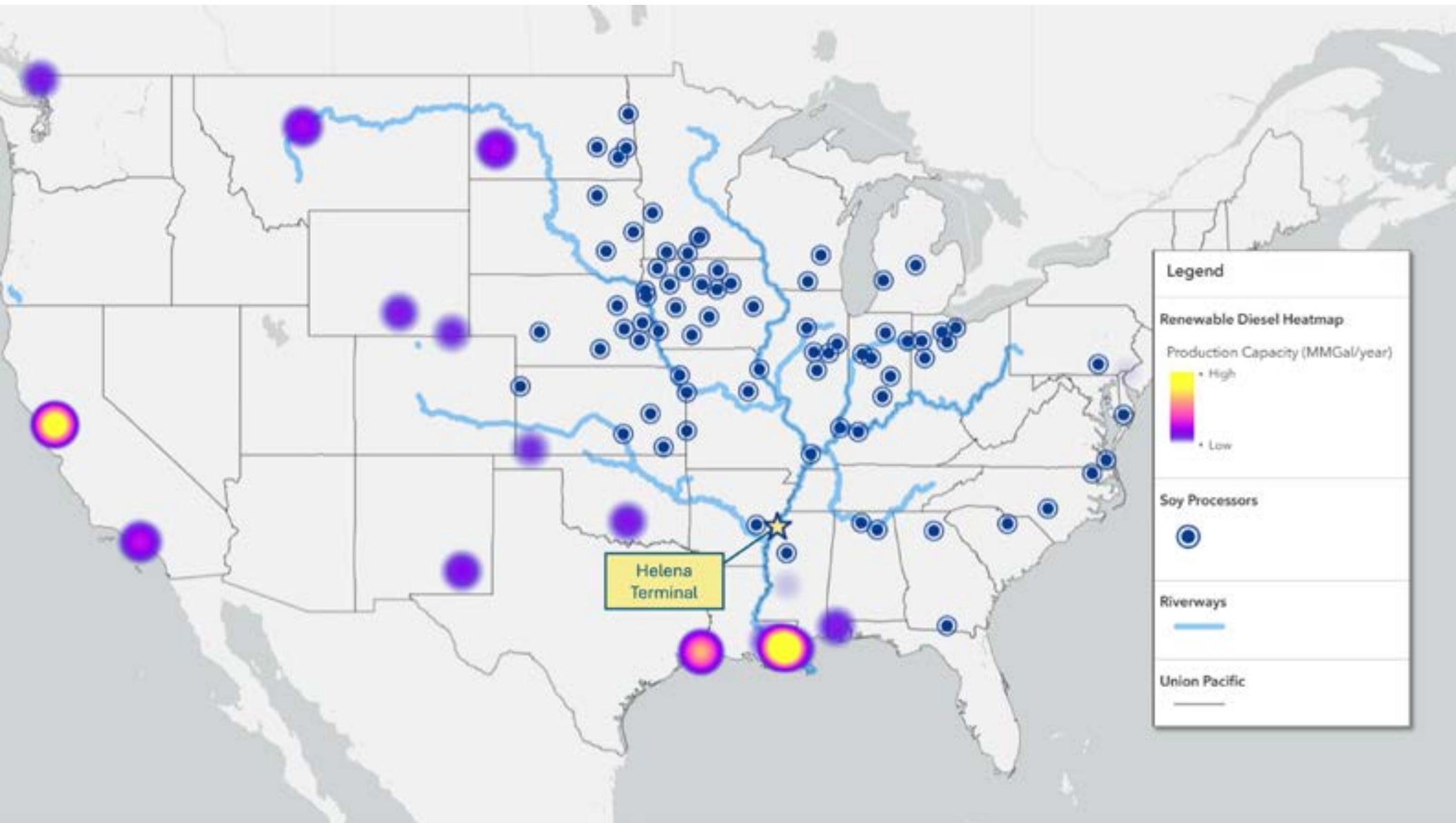




## BIOFUEL FACILITIES



SOYBEAN OIL VALUE CHAIN





Building Name	Helena Liquid Storage Terminal
Address	1463 Highway 20 South, Helena, Arkansas 72342
Building SF	Varies
Sale Price	\$6,500,000
Storage Amount	9.3 Million Gallons
Lot Size	38.2 Acres
Construction	Carbon steel and stainless steel
Year Built	1961
Power	Ample
Strategic Logistics Terminal	Trimodal logistics with direct Mississippi River access as well as truck and rail spur access.
Rail Spur	Class I rail access via Union Pacific interchange.

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