

Industrial Property for Potential Listing

Address: 9764 South Pleasants Hwy.
St. Marys, WV 26170

Zoning: None/Industrial Prior Use

Current Owner: WVM Land Holdings, LLC

LLC Members: Lars Scott [lscott@westvirginiamethanol.com ; (314) 853-5111]
Ron Zapletal [rzapletal@aluchem.com ; (513) 604-8141]

Acreage: Approximately 51 acres of which 20-25 acres is above the floodplain. Lots 1,2,5 and 6 of attached map.

Prior Use: Cabot Corporation Carbon Black Plant. Was de-commissioned and removed from site in 2008-2009. Cabot completed remediation and was issued a no further action required letter from the West Virginia Department of Environmental Quality.

Utilities:

Electric Service: Monongahela Power of First Energy. A 138 kV line formerly served the site, it still exists and can be reconnected. Nearby connections to this service include 765kV and 500kV lines. The 1300MW Willow Island Power Plant is ~4 miles from the site. The 350MW Pleasants Energy LLC plant is ~0.5 miles from the site. The WVM Land Holding's tenant company holds an air permit that would allow and ~ 33 MW natural gas fired power plant to be installed "behind the meter".

Natural gas transmission line: A 20"-high pressure gas line is near the site. It is owned by Berkshire Hathaway Energy. WVM Land Holding's tenant company holds an agreement to supply the site with natural gas from this pipeline.

Water Supply: The site could be supplied with potable water from Union Williams of Parkersburg or wells could be re-established.

Waste Water: An existing industrial lift-station could be re-installed with discharge to the Union Williams system.

Rail Service: CSX Mainline runs through the site.

Ohio River: The site owns three barge cells on the Ohio River. Heavy lift/roll-off access from the river is available. Ohio River Mile ~164.

Highway: Adjacent to WV State Hwy 2; 7 miles to Interstate 77.