



Covestro

**NEW MARTINSVILLE
INDUSTRIAL PARK**



**WV CHEMICALS
& POLYMERS**

LOCATION & HISTORY



THE COVESTRO LLC NEW

MARTINSVILLE INDUSTRIAL PARK in Marshall County, W.Va., is located 90 miles south of Pittsburgh and spans 1,000 acres (400 hectares) adjacent to the Ohio River. Founded in 1954, the original site was developed as a joint venture between Monsanto and Bayer. It was the first polyurethane manufacturing plant in North America. This site currently employs more than 230 people.

Covestro has invested extensively in developing more than 130 acres (50 hectares) with a total replacement value in excess of \$650 million. More than 35 acres (14 hectares) remain available for immediate occupation. The site offers prime manufacturing space for sale or for lease along with exceptional infrastructure and site services. The site has an extensive greenbelt on all sides.

Ease of access to markets, whether inbound or outbound, is one of the many advantages of the location. Federal and state funds provide high quality road, rail and river transportation. This is an ideal location to transport goods both domestically and internationally. The site is Customs-Trade Partnership Against Terrorism (C-TPAT) certified for international trade.

Transportation needs are fully serviced via well-developed rail, barge and highway infrastructure.

The site is conveniently located near:

- Interstates 70 and 77
- Rail transportation
- Ohio River access
- Pittsburgh International Airport
- Wood and Ohio county airports



SITE ADVANTAGES

THE COVESTRO LLC NEW MARTINSVILLE INDUSTRIAL PARK offers unparalleled advantages for location and operation of business in the specialty chemical industry including:

- Highly motivated, skilled workforce with documented world-class safety and environmental performance
- Total recordable injury rate less than one-third the industry standard
- OSHA Voluntary Protection Program (VPP) Star
- Customs-Trade Partnership Against Terrorism (C-TPAT) certified
- Member of Chemical Alliance Zone, Polymer Alliance Zone, West Virginia Manufacturers Association
- Office and laboratory space
- Pilot plant capability with additional space
- Security and emergency response
- Information technology
- Training facilities
- General industrial services within 30 miles
- Convenient market access
- Long-term arrangements are available
 - » Shared-site arrangements
 - » Fixed or variable service contracts
 - » Toll processing



Covestro LLC is one of the leading producers of high-performance polymers in North America and is part of the global Covestro business, which is among the world's largest polymer companies with 2016 sales of EUR 11.9 billion. Business activities are focused on the manufacture of high-tech polymer materials and the development of innovative solutions for products used in many areas of daily life. The main segments served are the automotive, construction, wood processing and furniture, electrical and electronics, and medical industries. Other sectors include sports and leisure, cosmetics and the chemical industry itself. Covestro has 30 production sites worldwide and employs approximately 15,600 people at the end of 2016.



SITE INFORMATION

Warehousing & Barge Docks

BULK SHIPPING

- Two barge dock facilities
- Store up to 200 rail cars
- Capability of performing in-house rail car switching
- Tank truck lot with steam and glycol heating capabilities

WAREHOUSE

- Store up to 10.5MM pounds (4.6MM kgs) of material in a combination of drums, totes and boxes
- Four unloading docks in place

Supplemental Utility Systems

- Compressed air production and distribution system on-site with up to 5,500 SCFM (9300 Nm³/h) available
- Nitrogen distribution system on-site supplied by contract third-party air separation facility
- Underground fire protection water distribution system throughout site



Environmental & Waste Disposal

- Site is permitted under National Pollution Discharge Elimination System (NPDES)
- On-site tertiary treatment process for wastewater (neutralization/clarification, biological oxidation and carbon treatment) with excess hydraulic and organic (Biochemical Oxygen Demand–BOD) loading capacities
- Fluidized bed hazardous waste incinerator on-site, operated under and compliant with RCRA and MACT standards, available for destruction of on-site generated wastes

Raw Materials and Finished Goods

Chemicals used, distributed or produced on-site and potentially available as feedstock for operations:

- 1,4 Butanediol
- 1,6 Hexanediol
- Ethylene Glycol
- Diethylene Glycol
- Propylene Glycol
- Tripropylene Glycol
- Ethylene Glycol Diacetate
- Ethylene Oxide
- Propylene Oxide
- Monoethanolamine
- Ethylenediamine
- Diethanolamine
- Hydrochloric Acid (36% - Food Grade)
- Sulfuric Acid (96%)
- Adipic Acid
- Acetone
- Sodium Hydroxide
- Sodium Carbonate
- Potassium Hydroxide
- Diethyl Maleate
- n-Butyl Acetate
- Benzoyl Chloride
- Freon R-134a & R-245fa
- Xylene
- Propylene Glycol Monomethyl Ether Acetate
- Hydrazine Hydrate
- Trimethylolpropane
- n-Methyl Pyrrolidone
- Hexahydrophthalic Anhydride
- Phthalic Anhydride
- Polyester Polyols
- Polyether Polyols (Base, Blends & Formulations)

- Filled Polyols
- o- & m-Toluene Diamine
- Diphenylmethane-diisocyanate (monomeric & polymeric)
- Toluene Diisocyanate (various isomer splits)
- Aliphatic Isocyanates (HDI, IPDI, H12MDI)
- Modified Isocyanate Pre-polymers
- Polyurethane Dispersions
- Polyaspartic Ester
- Thermoplastic Polyurethane Resins

Chemicals readily accessible from nearby sources:

- Nitrogen
- Caustic Soda
- Chlorine

Utilities

WATER

- Adjacent Ohio River readily available as the source of water to satisfy site water requirements
- Filtered and disinfected plant utility water with an excess capacity of 2,400 gpm (550 m³/h) available for direct use, cooling tower makeup, boiler feed water makeup or as a source for potable water production
- Potable water is produced on-site by state-certified drinking water operators using carbon filtration with an excess capacity of 200 gpm (45 m³/h)
- Approximately 30 million BTUs per hour (8800 kW) cooling capacity available between two on-site cross-flow cooling tower water distribution systems
- Softened boiler feed water makeup available on-site with an excess capacity of up to 400 gpm (90 m³/h)

ELECTRICITY

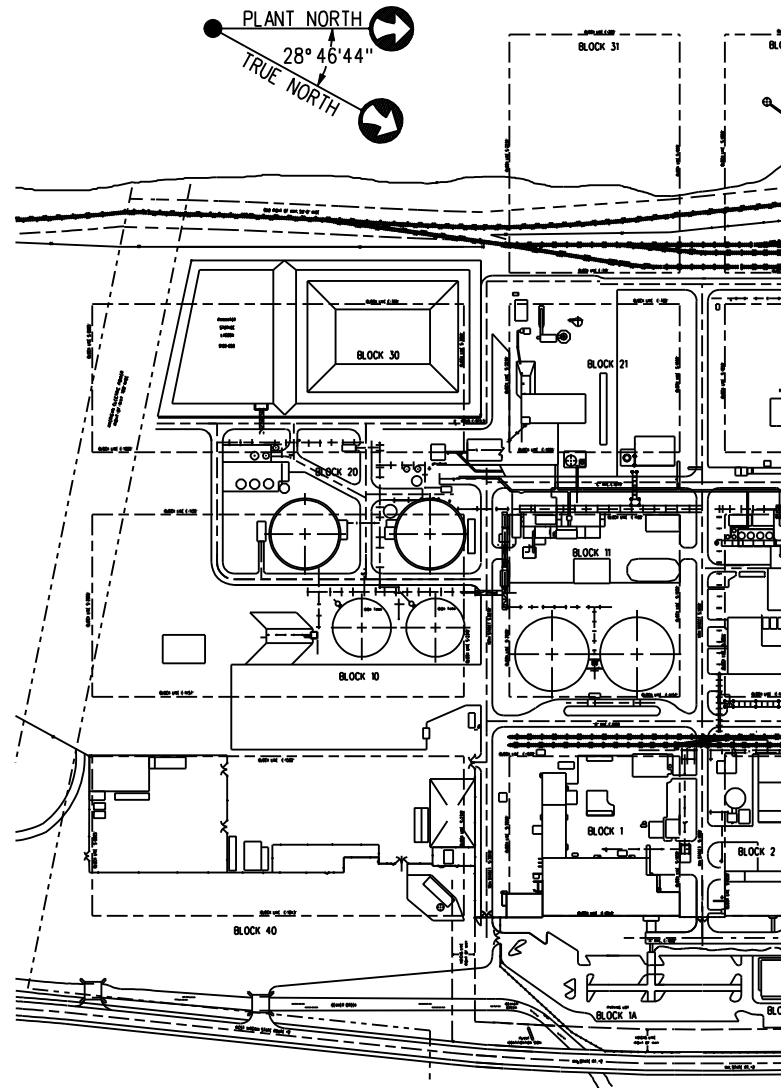
- Two independent transmission lines provide 60 MW redundant electrical power supply to an on-site 69 kV substation. Electrical infrastructure has been recently upgraded and is state-of-the-art
- Can be supplied to end users at 2,300V, 480V, 220V or 110V
- A 2,000 MW coal-fired power station is close to the facility

NATURAL GAS

- Supplied by two sources — imported natural gas (primary source) and local West Virginia well-produced raw natural gas — and distributed on-site via a common distribution system operating at a pressure of 100 psig (7 bar)

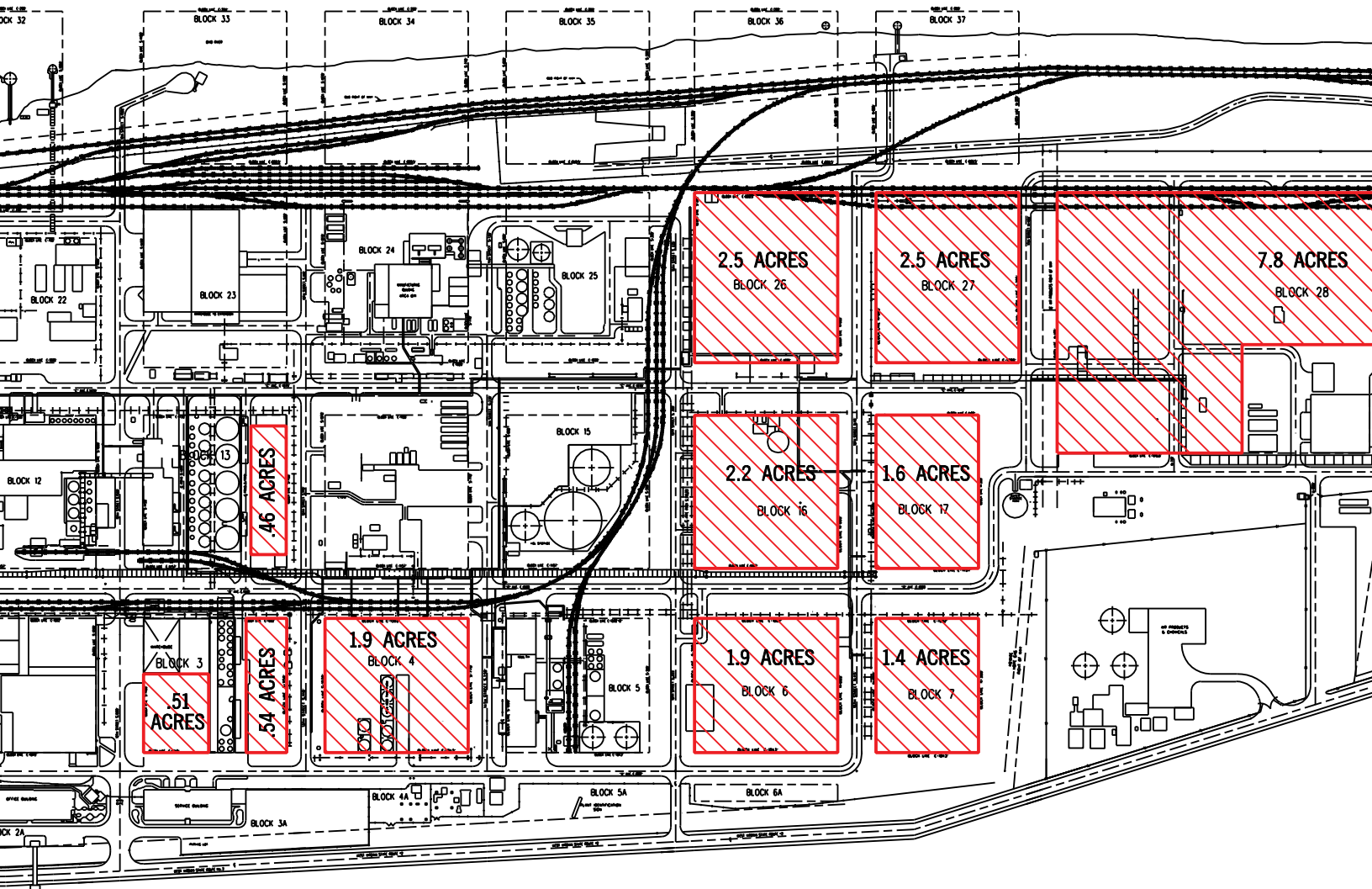
STEAM

- Available as 670 psig (45 bar) or at 135 psig (9 bar) on a sitewide distribution network
- Produced in two natural gas-fired boilers with 250,000 lbsd/h (110 tons/h) of available steam generation capacity that is readily expandable
- Steam condensate return collection network and tank system available



OHIO RIVER

Covestro New Martinsville Industrial Park



Regulatory & Permitting

- Resource Conservation and Recovery Act (RCRA) permitted container storage facility on-site
- County landfill located within 15 miles and contracted disposal facilities for hazardous and non-hazardous wastes available within 500 miles
- Site recently reclassified as a minor source for Hazardous Air Pollutants
- Experienced permit preparation and technical environmental services available on-site

Support Services

- Engineering support for large investments on-site

ANALYTICAL LABORATORY

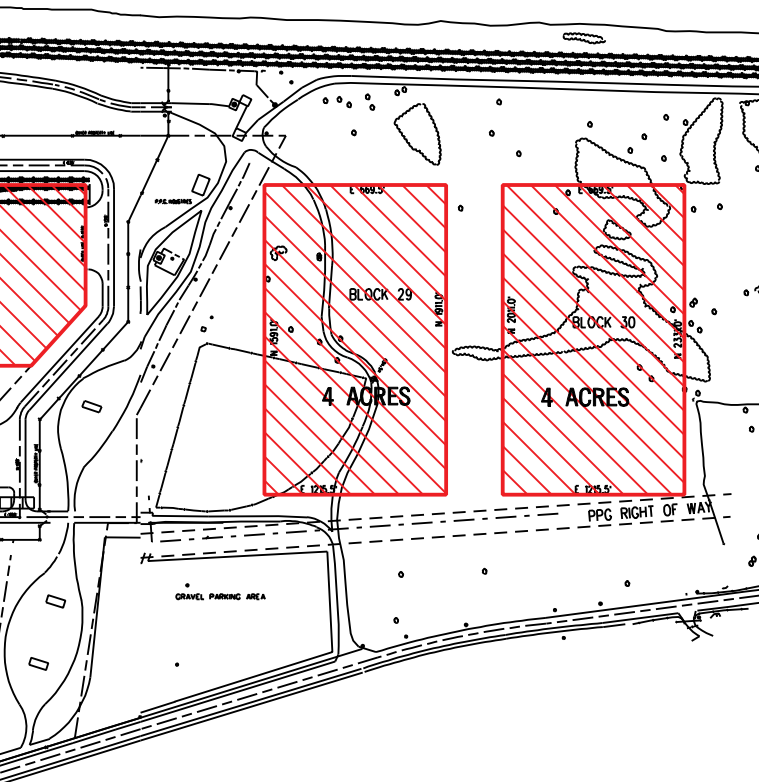
- In-process and finished goods testing
- 24/7 operation
- ISO 9001 certified

HIGHLY SKILLED HOURLY WORKFORCE

- Experienced production technicians
- Trained pump mechanics
- ASME certified welders
- ISA CCST Level 3 certified control technicians
- High voltage trained electrical technicians

MODERN MECHANICAL AND ELECTRICAL RELIABILITY SYSTEMS

- ASME certified inspector
- Dynamic equipment PM
- Non-destructive inspections
- Infrared electrical and process inspections
- Web-based inspection monitoring system



BUSINESS ASSISTANCE

WEST VIRGINIA'S highest priority is to meet your company's needs by providing aggressive development assistance in the form of tax credits and financing programs. This development assistance can reduce startup and operating costs and provide for enhanced productivity.

Some of the development assistance available to businesses are listed here. Contact the Department of Commerce's Development Office team for a customized review of programs and support that may be available to your organization.

The Development Office team also provides research and technical support including competitiveness studies, analysis and a variety of data that will support job creation and retention as well as community involvement.

Direct Loan Programs

The West Virginia Economic Development Authority can provide up to 45 percent in financing fixed assets by providing low-interest, direct loans to expanding state businesses and firms locating in West Virginia. Loan term is generally 15 years for real estate intensive projects and five to 10 years for equipment projects. Loan proceeds may be used for the acquisition of land, buildings and equipment. Working capital loans and the refinancing of existing debt are not eligible.

Economic Opportunity Credit

For qualified companies that create at least 20 new jobs within specified time limits (10 jobs in the case of qualified small businesses) as a result of their business expansion projects, the State's Economic Opportunity Tax Credit can offset up to 80 percent of the corporate net income tax and personal income tax (on flow through income only) attributable to qualified investment. If a qualified company that creates the requisite number of jobs pays an annual median wage higher than the statewide average non-farm payroll wage, then the qualified company can offset up to 100 percent of the corporate net income tax and personal income tax (on flow through income only) attributable to qualified investment.

For qualified businesses creating less than 20 new jobs within specified time limits, or for a qualified small business creating less than 10 new jobs, a \$3,000 credit is allowed per new full-time job for five years, providing the new job pays at least \$35,700 per year and the employee has employer-provided health insurance benefits. The \$35,700 figure is adjusted annually for cost of living.

Qualified businesses include only those engaged in the activities of manufacturing, information processing, warehousing, non-retail goods distribution, qualified research and development, the relocation of a corporate headquarters, or destination-oriented recreation and tourism.

Five for Ten Program

Special property tax valuation applies for 10 years to real property (excluding the value of unimproved land) and personal property of facilities that are or will be classified under the North American Industry Classification System (NAICS) with the six digit code number 211112 (natural gas liquid extraction "fractionating" plants) and to manufacturing facilities that use products produced at a facility with a 211112 NAICS code. The special property tax valuation applies to qualified capital additions of more than \$10 million made to pre-existing manufacturing facilities that have a value in place before the capital addition of more than \$20 million. The special property tax valuation is 5 percent of the cost of the qualified property instead of fair market value.

In the absence of a pre-existing manufacturing facility owned or operated by the person making the capital addition, multiple party projects may be established to meet the \$20 million pre-existing investment requirement.

Manufacturing Sales Tax Exemption

Materials and equipment purchased for direct use in manufacturing are exempt from the 6 percent state sales and use tax, including business materials purchased for manufacturing construction projects.

West Virginia Infrastructure and Jobs Development Council

The fund can be used for financial assistance to public utilities, county development authorities and private companies for infrastructure improvements to support economic development projects.

Workforce Development Programs

The West Virginia Development Office, WorkForce West Virginia and the West Virginia Community Technical College System are committed to ensuring business and industry have access to a workforce that is high-skilled, well-trained and ready for the job.

Customized training programs and grants may be available to new employers.



WEST VIRGINIA

DEPARTMENT of COMMERCE

1900 Kanawha Blvd. East, Charleston, WV 25305
(800) 982-3386 • (304) 558-2234 • WestVirginia.gov

More programs are available.

For free, confidential assistance, contact the West Virginia Development Office today.

☎ (304) 558-2234