113-Acre Ohio Riverfront Chemical Processing & Heavy Industrial Redevelopment



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113-Acre Ohio Riverfront Chemical Processing & Heavy Industrial Redevelopment Opportunity

The Plant represents a substantial heavy-industrial redevelopment opportunity in Brooke County, West Virginia, strategically located along the Ohio River in the Upper Ohio Valley. The property comprises approximately 113 contiguous acres, combining a 33-acre established chemical distillation and refining facility with an adjacent 80-acre brownfield development parcel known as the Trimodal Terminal Site.

Operating since 1914, the existing industrial complex benefits from extensive infrastructure, including process equipment, boiler facilities, wastewater treatment systems, 13 buildings and a certified river dock.

The adjacent Trimodal parcel provides additional cleared and divisible land, creating opportunities for industrial expansion, advanced manufacturing, energy transition projects, data center infrastructure and logistics-related development.

The site benefits from direct Ohio River frontage and access to road, rail and waterway transportation, alongside established utility and natural gas infrastructure.

KEY INVESTMENT HIGHLIGHTS

- Total Land Area: Approximately 113 contiguous acres.
- Existing Industrial Facility: Approximately 33 acres of established chemical distillation and refining infrastructure.
- Expansion Land: Approximately 80 acres of brownfield/vacant land, divisible into parcels as small as 1 acre.
- Power Infrastructure: Reported availability of 10–50 MVA of electrical service, with potential scalability and a stated 100 MW ramp-up opportunity requiring utility confirmation.
- Natural Gas: Existing 6-inch gas main serving the Koppers site and 3-inch gas infrastructure on the Trimodal parcel.
- Industrial Processing: Historical distillation capacity of up to 345 million lbs/year.
- Water & Wastewater: Ohio River cooling-water access and on-site wastewater treatment capacity of 350,000 GPD.
- Multimodal Logistics: Direct Ohio River access, Norfolk Southern rail connectivity and proximity to WV Route 2.
- Environmental Status: Trimodal parcel has received a WVDEP Certificate of Completion under the Voluntary Remediation Program.
- Investment Incentives: Located within a federally designated Opportunity Zone.

SITE & DEVELOPMENT POTENTIAL

The property consists of two complementary parcels:

1. Koppers Industrial Plant – Approximately 33 Acres

An established chemical distillation and refining complex operating since 1914, featuring:

- 13 existing industrial buildings.
- Process equipment and multiple distillation stills.
- Boiler house with three boilers and reported steam capacity of 120,000 lbs/hour.

TARGET PRICE
$40,000,000

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Manufacturing - Chemicals
Pharma & Life Sciences

COUNTRY
United States

BUSINESS ID
L#20261215

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- Existing wastewater treatment infrastructure.
- Certified Ohio River dock.
- Established industrial utility connections.

2. Trimodal Terminal Site – Approximately 80 Acres

An adjacent brownfield/vacant land parcel offering additional development capacity, including:

- Cleared and divisible industrial land.
- Potential parcel subdivision into lots as small as 1 acre.
- Existing natural gas infrastructure.
- Nearby electrical substation.
- Access to fiber connectivity.
- Municipal sewer infrastructure adjacent to the property.

Together, the two parcels create an approximately 113-acre industrial assemblage with contiguous Ohio River frontage and significant potential for redevelopment and expansion.

POWER & ENERGY INFRASTRUCTURE

The site benefits from established electrical infrastructure and proximity to regional utility networks.

Electricity:

- Electric Provider: Mon Power (an AEP subsidiary).
- Reported electrical service availability: 10–50 MVA.
- Potential power ramp-up: Up to 100 MW, subject to utility capacity and infrastructure confirmation.
- Existing on-site voltage: 24,000V, stepped down to 2,400V, three-phase.
- Substation located within approximately 1,000 feet of the Trimodal Terminal parcel.

The existing electrical infrastructure provides a potential foundation for continued industrial operations, advanced manufacturing and energy-intensive development, including data center applications subject to additional power studies and upgrades.

NATURAL GAS INFRASTRUCTURE

The property benefits from established natural gas connections serving both development parcels.

Koppers Industrial Plant:

- Provider: Direct Energy / Mountaineer Gas Company.
- Existing 6-inch gas main.
- Reported pressure: 38 PSIG.
- Pipeline located approximately 156 feet from the plant.

Trimodal Terminal Parcel:

- Existing 3-inch natural gas line.
- Estimated load capacity of approximately 100,000 cubic feet per hour.

Natural gas currently supplies approximately 89% of the existing boiler house's annual fuel input, with the remaining 11% supplied by process solvent.

INDUSTRIAL PROCESSING & MANUFACTURING

The Koppers facility has historically operated as a coal tar distillation and chemical refining complex, with established process infrastructure and industrial operating capabilities.

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Reported historical processing specifications include:

- Multiple distillation stills rated at approximately 60–110 gallons per minute.
- Total plant distillation capacity of up to 345 million lbs/year (2014).
- Three industrial boilers with combined reported steam capacity of 120,000 lbs/hour.

Historical product portfolio includes:

- Refined chemical oil.
- Naphthalene.
- Distillate oils.
- Carbon pitch.
- Creosote blends.

The existing infrastructure offers potential for continued chemical manufacturing operations, industrial repurposing or redevelopment for alternative manufacturing activities, subject to equipment condition and operational due diligence.

WATER, WASTEWATER & CONNECTIVITY

Water Supply: Ohio River access for industrial cooling-water applications, with municipal potable water supplied by the City of Follansbee Water Department.

Wastewater Treatment: Existing on-site biological wastewater treatment facility with reported permitted capacity of 350,000 gallons per day. Municipal sewer infrastructure is also located adjacent to the Trimodal parcel.

Fiber Connectivity: Existing fiber infrastructure is available through Frontier and Verizon at the Koppers site, with Frontier and Comcast connectivity identified for the Trimodal parcel.

The established utility and telecommunications infrastructure provides a basis for supporting industrial operations and future development.

LOGISTICS & STRATEGIC LOCATION

The property benefits from a strategic location within the Upper Ohio Valley industrial corridor, offering access to multiple transportation networks.

- Road: Direct access to WV Route 2.
- Rail: Norfolk Southern rail connectivity.
- Waterway: Direct Ohio River frontage and existing certified river dock.
- Location: Follansbee, Brooke County, West Virginia.

The combination of road, rail and navigable waterway access provides logistical advantages for bulk materials, industrial products and manufacturing operations.

ENVIRONMENTAL STATUS & INVESTMENT INCENTIVES

The property offers potential redevelopment advantages through its existing industrial infrastructure and brownfield framework.

Key environmental and development considerations include:

- Trimodal parcel has received a WVDEP Certificate of Completion under the Voluntary Remediation Program.
- Conceptual Environmental Desktop Review available.
- Ongoing environmental and permitting activities support phased development planning.
- Federal Opportunity Zone designation may provide tax incentives for qualifying investments, subject to applicable requirements.

The environmental status of the existing Koppers plant and Trimodal parcel should be assessed separately as part of the acquisition due diligence process.

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POTENTIAL DEVELOPMENT STRATEGIES

The combined property offers several potential investment and redevelopment pathways:

1. Industrial & Chemical Manufacturing: Continuation or expansion of chemical processing and refining operations.
2. Energy Transition: Repurposing existing industrial infrastructure for energy-related applications.
3. Advanced Manufacturing: Development of modern industrial and manufacturing facilities.
4. Data Center Infrastructure: Potential conversion of the site into an energy-intensive digital infrastructure campus, subject to power availability, cooling, fiber and environmental assessments.
5. Industrial Logistics: Utilization of the river dock, rail and road infrastructure for multimodal industrial and distribution operations.

TRANSACTION OVERVIEW

Item	Details
Asset	Koppers Follansbee Plant
Location	Follansbee, Brooke County, West Virginia
Address	810 Koppers Road / 600 Veterans Drive
Existing Industrial Facility	Approximately 33 acres
Trimodal Terminal Parcel	Approximately 80 acres
Combined Land Area	Approximately 113 acres
Historical Operations	Chemical Distillation & Refining
Electrical Infrastructure	10–50 MVA reported service availability
Power Development Potential	100 MW ramp-up indicated
Natural Gas	Existing on-site infrastructure
Wastewater Treatment	350,000 GPD permitted
Transportation	Road, Rail & River
Environmental Status	Trimodal parcel received WVDEP Certificate of Completion
Investment Designation	Federal Opportunity Zone

DUE DILIGENCE & NEXT STEPS

Further technical, legal and commercial verification will be required, including:

- Confirmation of land ownership, title, boundaries and parcel integration.
- Assessment of existing industrial equipment and building conditions.
- Verification of electrical service capacity and the proposed 100 MW ramp-up.
- Confirmation of natural gas supply capacity and delivery terms.
- Review of environmental assessments and remediation obligations for both parcels.
- Verification of wastewater treatment permits and operating status.
- Assessment of river dock certification and rail access arrangements.
- Confirmation of applicable Opportunity Zone investment requirements.

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