

Agricultural Chemical Manufacturing Campus

AVAILABLE FOR SALE

Manatí, Puerto Rico · State Road 686, Bo. Tierras Nuevas Salientes

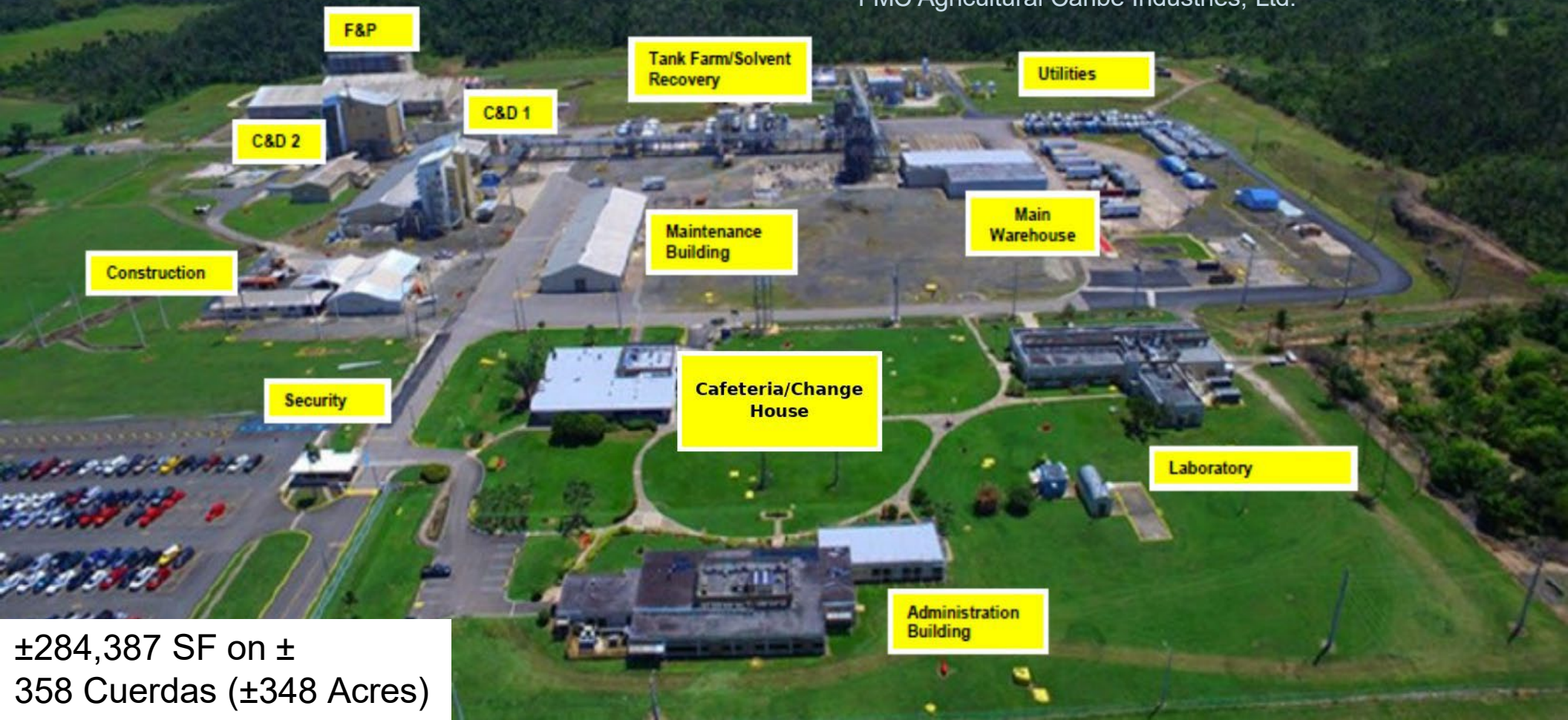


An Agricultural
Sciences Company

SU Herbicides Active Ingredient Manufacturing

Manatí, Puerto Rico

FMC Agricultural Caribe Industries, Ltd.



±284,387 SF on ±
358 Cuerdas (±348 Acres)

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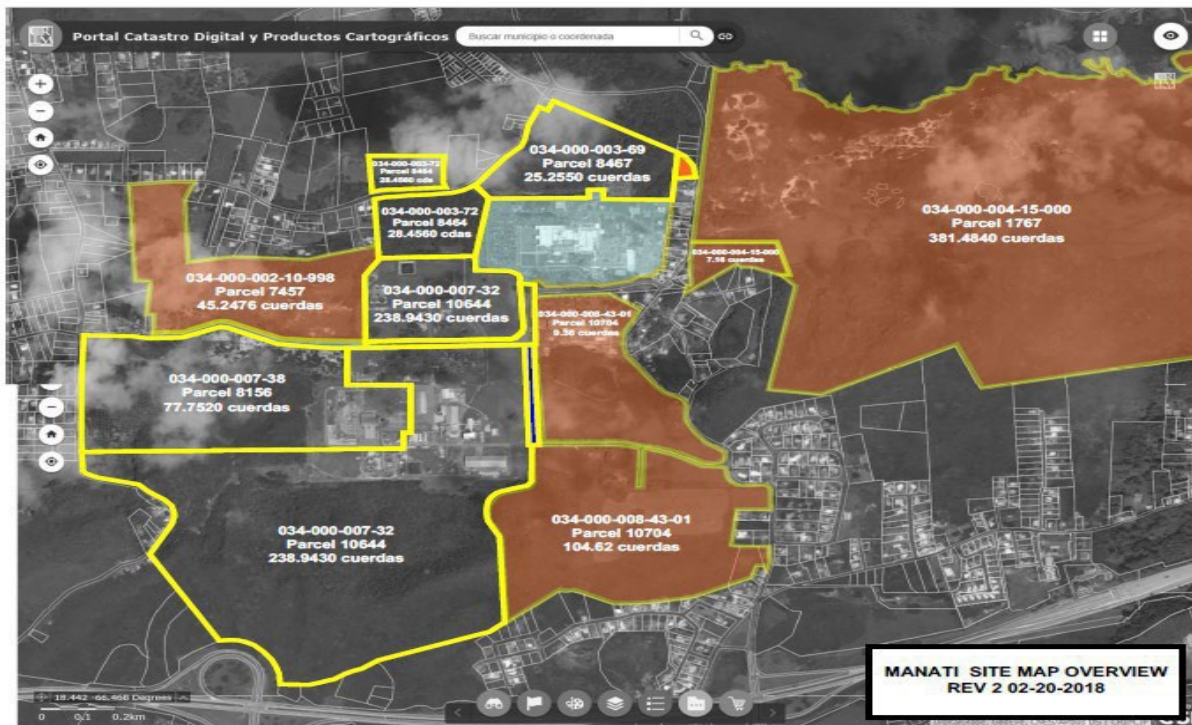
PROPERTY INFORMATION



The subject property is a **±284,387 SF agricultural chemical manufacturing campus** situated on **±358.24 cuerdas (±347.9 acres)** in Manatí, on Puerto Rico's north-central industrial corridor. The holding comprises **five registered properties** plus one machinery record, with **19 structures** on the operational core. Site coverage across the entire holding is under 2%, leaving the overwhelming majority of the land available for expansion.

Built and operated since approximately 1970 under DuPont and FMC ownership, the campus offers process manufacturing infrastructure that cannot be replicated at a Puerto Rico greenfield site inside a three-to-five year permitting horizon: **9,500 KVA of available electrical capacity** on a LUMA 115 kV feed, **202,000 gpd of unused permitted water rights**, an operating **225,000 gpd wastewater plant** with dedicated pipeline to the Barceloneta Regional system, and an insurance-grade fire protection network.

The site carries **Foreign-Trade Zone Subzone 7E** status and an **ISO 9001:2015** quality system, operates under an area-source air permit with substantial headroom, and is designed throughout to Seismic Zone 3 criteria. It is offered **as a single integrated package**, with process machinery conveying in place, to chemical, pharmaceutical synthesis, energy and specialty industrial buyers.



access from Camino DuPont and PR-686; Micromax and Bristol Myers Squibb adjacent to the northeast.



- ✓ **Location:**
State Road 686, Bo. Tierras Nuevas Salientes, Manatí, Puerto Rico 00674
- ✓ **Owner of Record:**
FMC Agricultural Caribe Industries, Ltd. (FMC Corporation)
- ✓ **Total Improved Footprint:**
±284,387 SF across 19 structures
- ✓ **Enclosed Building Area:**
±252,000 SF excluding tank farm and open solvent-recovery towers
- ✓ **Land Area:**
±358.24 cuerdas (±347.9 acres) across five registered properties
- ✓ **Core Parcel:**
Registry 10,644 / Tax ID 034-000-007-32 – 236.96 cuerdas per survey
- ✓ **Zoning:**
I-P Heavy Industrial (core), with SREP-E / APE-Karst overlays on buffer parcels
- ✓ **Power:**
13 MVA contracted from LUMA at 115 kV; ≈9,500 KVA available post-shutdown
- ✓ **Water:**
298,286 gpd of vested water rights; 96,000 gpd current extraction
- ✓ **Construction:**
Structural steel, concrete and aluminum siding; Seismic Zone 3; asphalt site roads
- ✓ **Status:**
Foreign-Trade Zone Subzone 7E · ISO 9001:2015 quality system · RCRA large quantity generator
- ✓ **Parking:**
±230 spaces

HEADLINE ATTRIBUTES

±284,387

SF improved footprint

±358.24

cuerdas of land

19

structures

9,500

KVA available power

281,000

gpd unused water rights

FTZ 7E

Foreign-Trade Zone
subzone

Offered as a turnkey package with process machinery conveying in place. Equipment valuation is handled separately by Liquidity Services. Areas are stated per survey of record; CRIM areas are fiscal reference only and are reconciled in the data room.

Process, warehouse and support structures — operational core

Structure	Built	Gross SF	Condition
C&D 1 – process tower	1986	28,000	Excellent
C&D 1 – warehouse & offices	1986	35,500	Excellent
C&D 2 – including warehouse	2000	26,000	Excellent
Solvent Recovery 1 – open structure	1998	4,200	Average
Solvent Recovery 2 – open structure	2003	5,400	Good
F&G&E Stores warehouse	1977	76,800	Good
Main warehouse	1974	18,000	Good
Maintenance building	1974	17,895	Good
Laboratory building	1974 / 1999	12,700	Excellent
Administration building	1974	11,434	Good

Construction throughout is structural steel, concrete and aluminum siding, with asphalt site roads. All structures were designed to Seismic Zone 3 criteria. Continued on the following page.

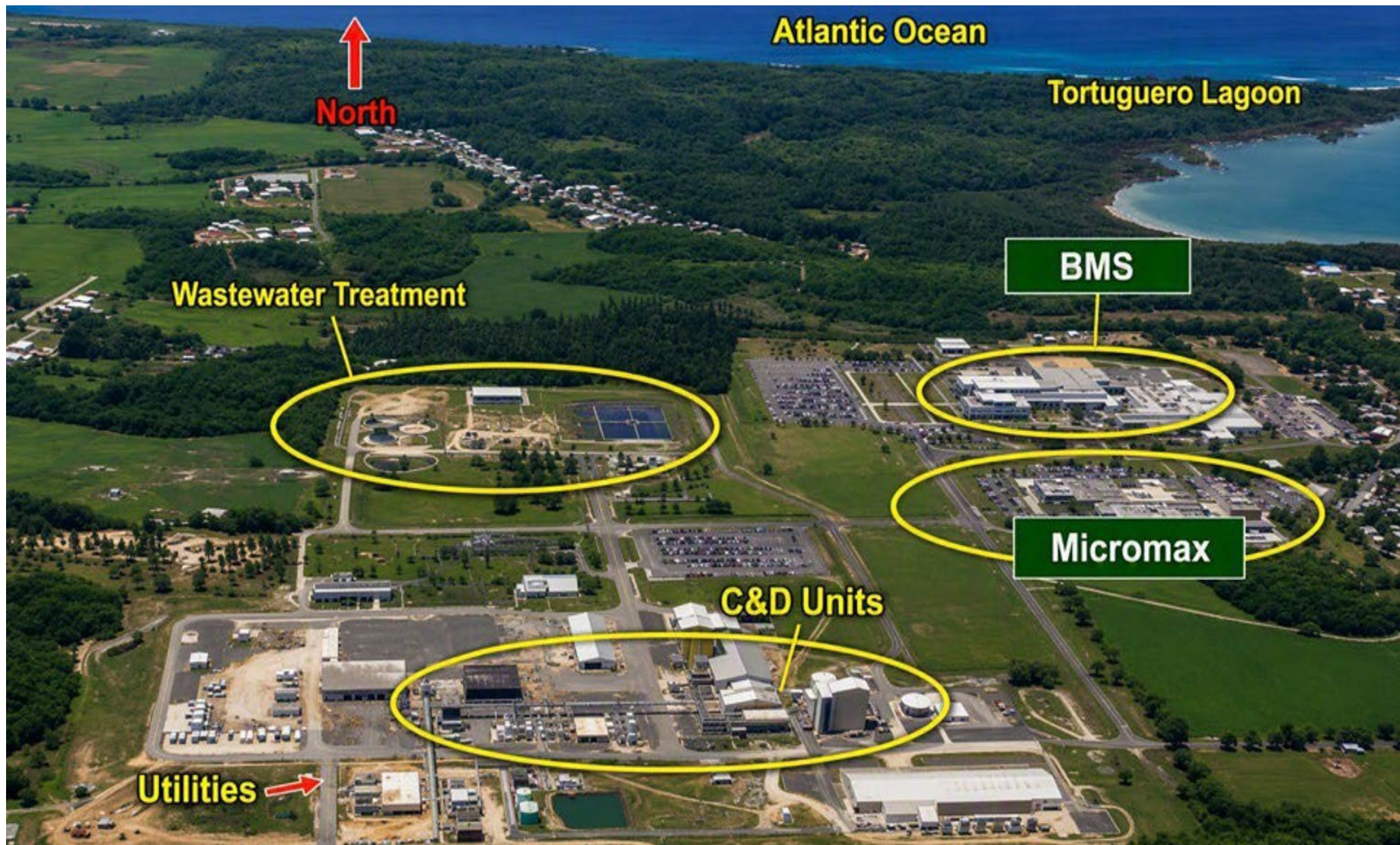


BUILDINGS OVERVIEW (CONTINUED)

Structure	Built	Gross SF	Condition
Cafeteria / change room / laundry	1974	7,781	Good
Construction building	1974	10,000	Good
Utilities — power	1974	9,272	Good
Utilities — potable water	1974	1,284	Good
Utilities — fire pump house	1974	900	Good
Wastewater treatment building	2002	1,000	Good
RCRA building	1975 / 1986	1,300	Good
Old Zachry office	1974	2,400	Good
Guard house	1974	1,000	Fair — under repair
Total — 19 structures (Tangible Asset schedule)	—	270,866	—
Tank farm footprint + minor structures	—	13,521	—
TOTAL IMPROVED FOOTPRINT (marketed)	—	284,387	—

Note on enclosed area. Two independent schedules exist in the data room. The Tangible Asset form prepared by plant management lists 19 structures totalling 270,866 SF. The Site Overview deck lists a footprint total of 284,387 SF, which includes the tank farm footprint as an improvement. Excluding the tank farm and the two open-structure solvent recovery towers, genuinely enclosed building area is approximately 252,000 SF. Both figures are disclosed so that a buyer underwriting warehouse or manufacturing space can use the number appropriate to its own analysis.

Source: FMC Tangible Asset schedule and Manatí Site Overview, September 2026. Building areas are approximate, based on a 2017 study.



Looking north toward the Atlantic Ocean and Tortuguero Lagoon. The operational campus occupies the northern portion of the holding; wooded karst terrain occupies the south. Micromax (MacDermid Alpha) operates on site and is served by the campus utilities.



INFRASTRUCTURE & UTILITIES



≈9,500 KVA available to an incoming user with no upstream LUMA work.

Service & Capacity

- Contracted capacity: 13,000 KVA (13 MVA), fed from LUMA at 115 kV Two FMC-owned SF6 gas circuit breakers at the point of service
- Two 20 MVA transformers step 115 kV down to a 13.2 kV distribution loop Loop serves twelve substations – eight FACL, four Micromax

Backup Generation

- Three backup generators totalling 1,075 KVA
- Serving utilities, the wastewater treatment plant, and the laboratory / administration cluster

Demand History & Headroom

- Highest peak demand January 2024 - July 2026: 5,158.38 KVA (April 2024) The site has never operated above 40% of contracted capacity
- Estimated site demand after FMC shutdown: approximately 3,500 KVA Roughly 9,500 KVA therefore remains available to an incoming user

Why It Matters

- For an energy-intensive buyer – chemical synthesis, pharmaceutical API, or a data centre – available power is the single most valuable attribute on the site
- New 115 kV service of this scale is not obtainable in Puerto Rico within a normal development timeline

13 MVA

Contracted capacity

5,158 KVA

Historic peak demand

3,500 KVA

Post-shutdown demand

9,500 KVA

Available to a buyer

A written capacity confirmation from LUMA has not yet been obtained. Securing one before launch would convert a strong marketing claim into a diligence-proof one.

298,286 gpd of permitted extraction against 96,000 gpd of current use — roughly 68% unused.

Raw Water

- Two deep water wells plus one shallow well 100,000-gallon stainless steel bolted storage tank
- Aboveground and underground distribution piping loop
- Extraction cost of \$0.002 per gallon applies only if the vested water right of 298,286 gpd is exceeded

Potable Treatment Train

- Water softeners and filtration Chlorination system with pH control
- Potable loop serves the campus and the co-located Micromax operation

Source	Permitted (gpd)	Current Extraction (gpd)	Unused
Deep wells (Two)	298,286	96,000	202,286
Shallow well	51,429	0	51,429
Total permitted authority	349,715	96,000	253,715

Permits & Transferability

- DNER franchise R-FA-FAID6-SJ-00365-21102021 and granted rights T-FA-SIDA9-SJ-00017-08112019
- Permits are currently under renewal with DNER; FMC has confirmed the renewal application has been submitted, consistent with the agency's three-year renewal cycle
- A buyer will want written confirmation that the renewed franchise and the underlying granted rights transfer with the property — this is documented in the data room

An operating 225,000 gpd biological plant with a dedicated line to the Barceloneta regional system.

Treatment Plant

- Biological sequencing batch reactor (SBR), constructed 2002
- Treats sanitary and process wastewater from both FMC and the co-located Micromax operation
- Hydraulic capacity 225,000 gpd; organic capacity 3,000 lb/day Dedicated 1,000 SF treatment building on the operational core

Permits

- C-AG-00-47-0001 (DNER) – 0.225 MGD
- GDA-88-210-001 (PRASA) – 0.228 MGD weekly average
- Stormwater and non-contact water discharge to two natural sinkholes north of the plant under a DNER underground injection control permit

Regional Discharge

- Treated effluent travels approximately seven miles by dedicated pipeline to the Barceloneta Regional Wastewater Treatment Plant via the Barceloneta pumping station
- Regional discharge capacity of this kind is not obtainable for a new industrial user in the corridor without a multi-year permitting effort

Co-located operation. Micromax occupies part of the site and is served by four of the twelve substations, the potable water loop and the wastewater plant. Depending on the underlying service agreement, this is either an income stream in place that transfers with the property or an encumbrance on a single-user sale. The agreement, its term and its assignability are available for review in the data room. This is disclosed at the outset rather than left for discovery in diligence.

An insurance-grade system sized for 2.5 hours at the site worst-case event.

Water Supply & Pumps

- 600,000-gallon concrete fire basin, refillable directly from the water wells
- Three main fire pumps (two diesel, one electric), each rated 2,500 GPM at 125 psi
- Two jockey pumps maintaining header pressure at 130-140 psi; all pumps in automatic mode
- Staged startup: jockey at 115 psi, electric at 110 psi, south diesel at 100 psi, north diesel at 90 psi
- Tested weekly by area technician, inspected quarterly by fire contractor, annual capacity test

Sprinkler & Foam Systems

- Eight Deluge Systems: C&D1 (3 Zones-Foam), C&D2 (1st Floor-Foam), SR1, SR2, LPG Main Tank, LPG Cafeteria/Laundry Tank, Feed Tanks (4), Platform #2
- Nine Wet Systems: Laboratory, Warehouses (3), Stores (2), Fire House, Maintenance, Utilities
- Three Pre-Action Systems: C&D2 MCC, Lab Server Room, Utilities MCC and Control Room

Distribution Network

- 14-inch ductile iron underground main header loop around the site 44 sectionalizing valves distributed throughout
- 28 fire hydrants and hose boxes, with annual flow testing
- Four fixed monitors – two in the tank farm, one at LPG tanks, one at kerosene tanks
- Purple K suppression system in the kitchen area

Recent projects: deluge system installed at Tank Farm Platform #2; fire alarm panel reporting to the 24/7 manned guard house; wet system in the utilities building; pre-action system in the utilities MCC and control room.

Steam, nitrogen, refrigeration and LPG in place, under a documented asset integrity programme.

Steam

- Two Johnston boilers installed 1992, 300 HP each
- 10,000 lb/hr each at 90 psig header pressure
- Automatic control via Honeywell burner management since 2010

Nitrogen

- Messer PSA generator at 45,000 SCFH, 2.3 kV compressor
- Two Messer liquid N₂ tanks, 9,000 gallons each
- Both systems remotely monitored; laboratory has three dedicated N₂ generators

Refrigeration

- FES / GEA machine, 500-ton capacity (2006), 700 HP compressor at 2,300 V, PLC monitored
- Carrier rented machine, 180-ton, air-cooled condensers at 480 V
- Twin-cell cooling tower; ethylene glycol 25-32% distribution

LPG

- 11,000-gallon tank with deluge fire protection serving the flares
- 500-gallon tank with deluge protection for cafeteria and laundry
- 120-gallon tank for the boiler pilot system

Asset Integrity Programme

- 145 pressure vessels, 25 storage tanks, 45 piping systems and 33 dike systems
- Inspected under API 510 / 570 / 653 / 580
- Documented remaining-life calculations available in the data room

145

pressure vessels

25

storage tanks

45

piping systems

33

dike systems

600 HP

installed boiler capacity

Fire zones have been mapped across C&D1, C&D2 and the tank farm, with vessels assigned to each zone for relief and vent-header calculation purposes. Zone maps are available in the data room.

A fully equipped five-room analytical laboratory under an ISO 9001:2015 quality system.

Facility

- 12,700 SF laboratory building (1974, renovated 1999) – rated Excellent
- Five fully equipped rooms, including a process laboratory able to recreate the manufacturing process at lab scale
- Fume hoods in every room; one additional room being adapted with a standing hood and two bench-top hoods
- Five safety showers, smoke detection, five pull stations, and a pre-action protected server room
- Security cameras in four of the five rooms

Quality & Certification

- ISO 9001:2015 quality management system in place
- Laboratory supports in-process and finished product analysis: identification and quantification of active ingredients, impurities, residual solvents and degradation products
- Process laboratory supports raw material qualification of new suppliers and continuous improvement work



Instrument

Units

High Performance Liquid Chromatographs (HPLC) 10

Gas Chromatographs (GC) – two with headspace 8

LC / MSD mass spectrometers 2

GC / MS systems 2

Dedicated nitrogen generators 3

Analytical instrumentation is included in the FMC equipment register and is valued separately by Liquidity Services; it is not the subject of any real property opinion in this brochure.

Equipment Register

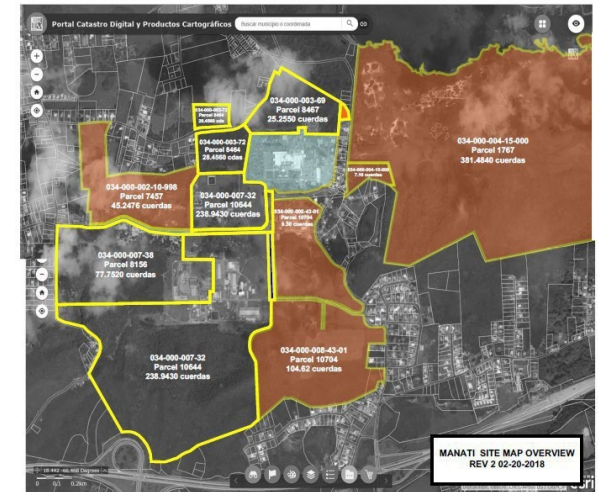
- 600+ equipment records maintained in SAP
- 1,400+ line items of MRO inventory on the books
- TenAgilent HPLC units on the laboratory register
- In-place machinery valuation is being prepared by Liquidity Services and will be issued separately

PROPERTY REGISTRY SCHEDULE

17

Five registered properties plus one machinery record. Survey areas govern; CRIM areas are fiscal reference only.

Registry #	Tax ID (CRIM)	Area per CRIM	Area per Registry	Area per Survey
8,467	034-000-003-69-000	25.250 cdas.	25.2555 cdas.	25.2269 cdas.
8,464	034-000-003-72-000	28.250 cdas.	28.2456 cdas.	21.0737 cdas.
10,644	034-000-007-32-000	238.60 cdas.	238 cdas.	236.9632 cdas.
8,156	034-000-007-38-001	32 cdas.	74.66 cdas.	74.5517 cdas.
13,324	034-000-003-66-000	Not registered	0.4387 cdas.	0.4228 cdas.
Machinery	034-000-007-38-002	—	on Prop. 8,156	—
TOTAL				358.24 cdas.



Measurement note. Registry 8,464 (Tax ID 034-000-003-72) shows a 7.17-cuerda divergence between CRIM and survey. The survey area of 21.0737 cuerdas governs and is used throughout. The discrepancy is disclosed here and should be resolved before closing. All other parcels reconcile within normal survey tolerance.

LAND STRATA

±55 cdas.

Served campus

Utilities, roads and pads in place

±70 cdas.

Developable I-P adjacent

Level, zoned I-P, ready for expansion

±212 cdas.

Wooded karst within I-P core

Non-developable buffer

±21 cdas.

SREP-E protected parcel

Karst wetland — conservation pathway

Site coverage across the entire holding is under 2%. The majority of the land is surplus to the operational campus — room for a buyer to build.

Zoning

- I-P Heavy Industrial on the operational core – a designation that permits chemical synthesis and is rare in Puerto Rico
- SREP-E, SREP-EH and APE-Karst overlays apply to the buffer parcels
- The holding sits within the PRAPEC Karst Special Planning Area and the Tortuguero Lagoon watershed
- FIRM Zone X – outside the special flood hazard area

Certifications & Status

- Foreign-Trade Zone Subzone 7E
- ISO 9001:2015 quality management system in place
- RCRA large quantity generator with 22 satellite accumulation areas and a 90-day RCRA tank
- All structures designed to Seismic Zone 3 criteria

AIR PERMIT — SUBSTANTIAL HEADROOM UNDER THE EXISTING ENVELOPE

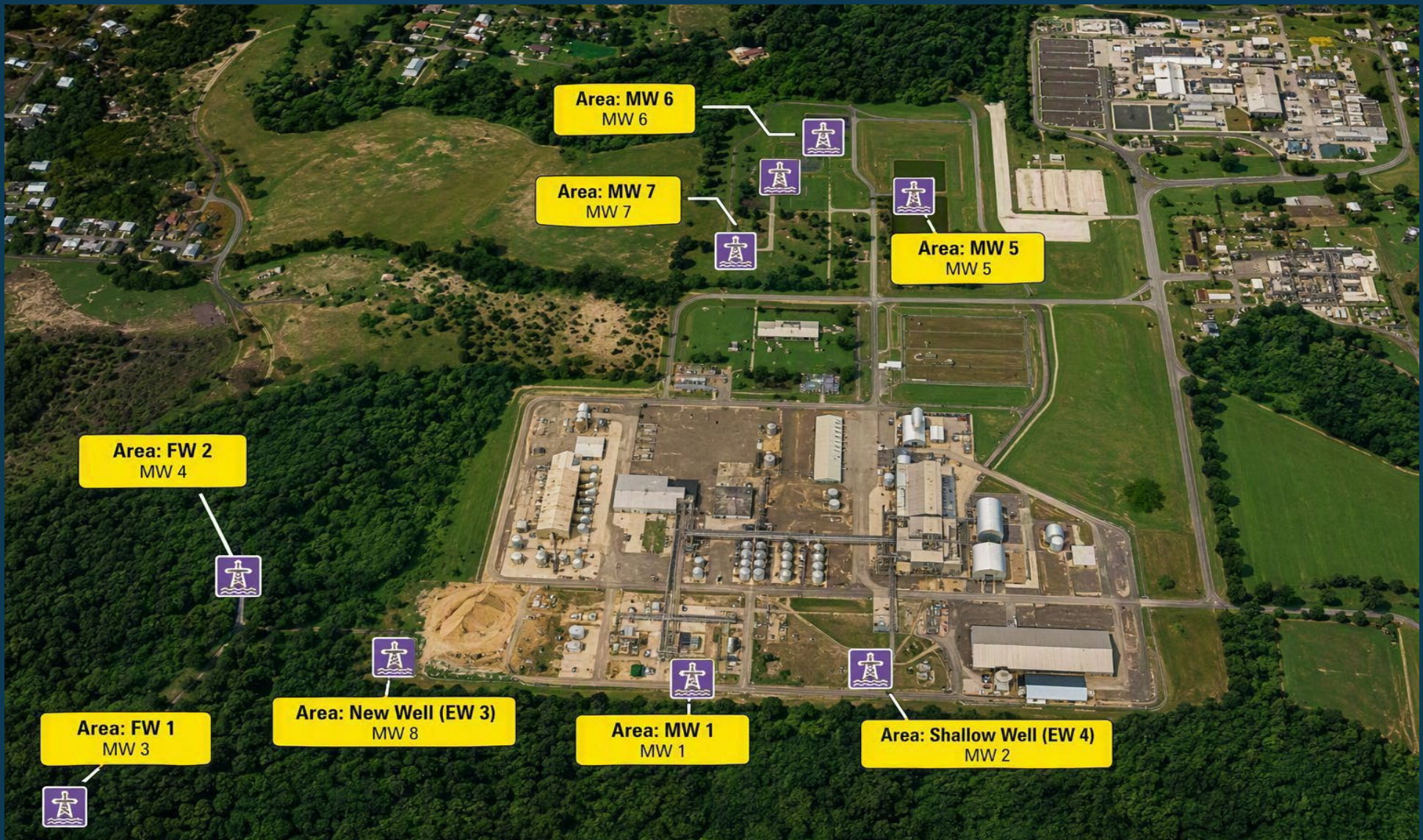
Pollutant	Permitted (tons/yr)	2023 Actual	2024 Actual	2025 Actual
Total HAPs	4.72	0.24	0.14	0.36
VOC	4.55	0.397	0.391	0.424
PM10	6.299	0.509	0.421	0.450
SO ₂	20.21	1.124	0.437	0.362
NO _x	60.59	6.248	5.863	5.949
CO	15.72	1.909	1.813	1.998

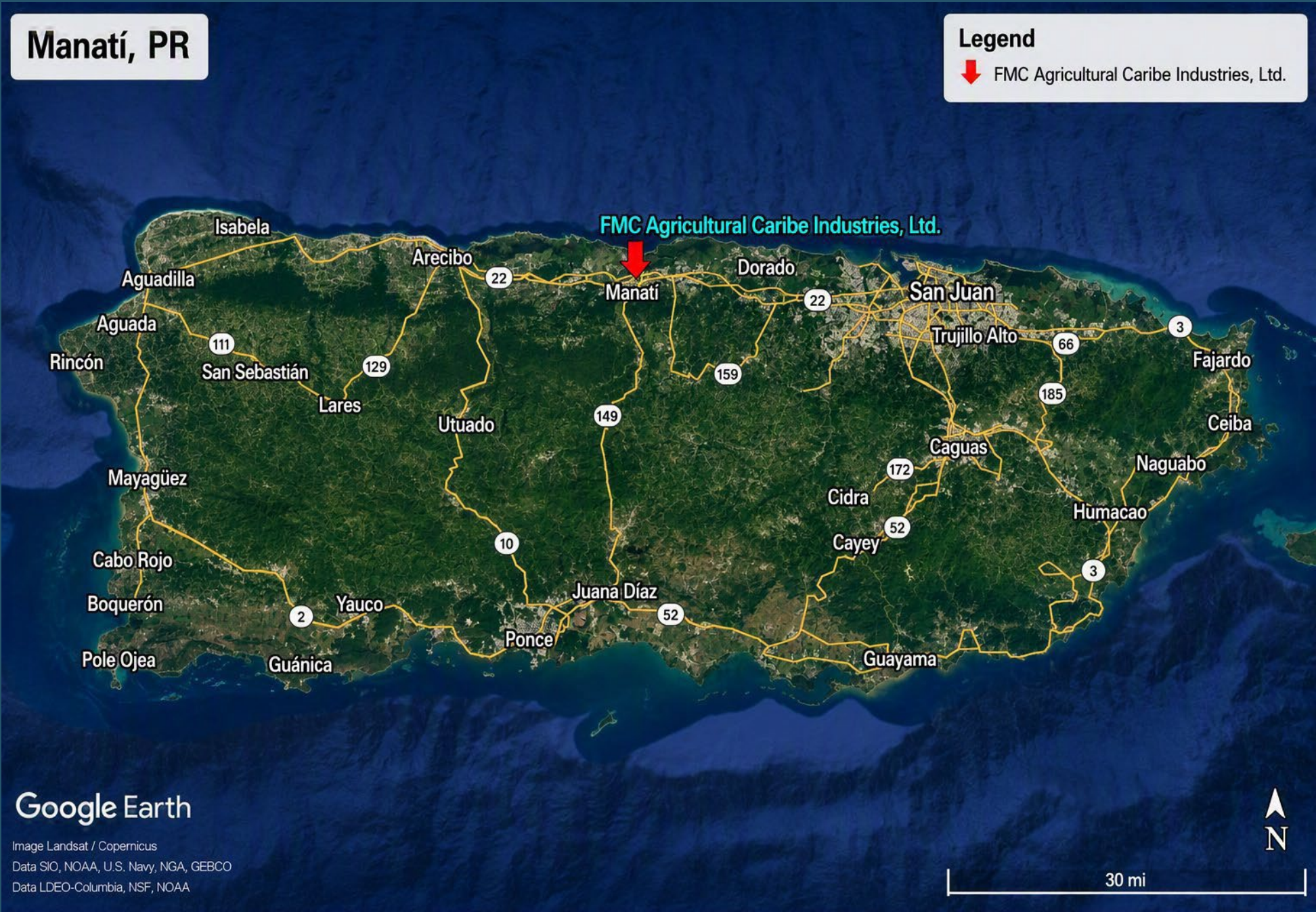
Area-source (minor) permit granted by the Puerto Rico Department of Natural & Environmental Resources. Emission control devices include flares serving the process, tank farm and solvent recovery units, plus scrubbers, dust collectors and condensers. An incoming operator inherits meaningful headroom without a permit modification, provided the chemistry is comparable; new products or chemistries require a site evaluation to determine whether a modification is needed.

Environmental condition. The site has operated as a chemical manufacturing facility since approximately 1970 under DuPont and FMC ownership and maintains an extraction and monitoring well network. Every scenario contemplated here assumes an “as-is” transaction with environmental liability allocated by negotiation, consistent with market practice for process chemical plants.

GROUNDWATER & WELL NETWORK

Water is drawn on-site from two deep wells and one shallow well under DNER franchise. The vested water right is 298,286 gallons per day against current use of approximately 96,000, leaving roughly 202,000 gallons per day available to an incoming operator. An extraction cost of \$0.002 per gallon applies only if the vested volume is exceeded. Extraction wells are complemented by a monitoring well network tracking groundwater across the campus.





STRATEGIC LOCATION

Manatí sits on Puerto Rico's north-central manufacturing corridor, between the Barceloneta and Vega Baja pharmaceutical clusters — home to Bristol Myers Squibb, Amgen and BASF operations. The site fronts State Road 686 with direct access to PR-22, the island's principal east–west expressway, placing San Juan and its international airport and seaport within a short drive.

±45 min

Luis Muñoz Marín Int'l Airport
(SJU)

±35 min

Port of San Juan

Direct

Access to PR-22 expressway

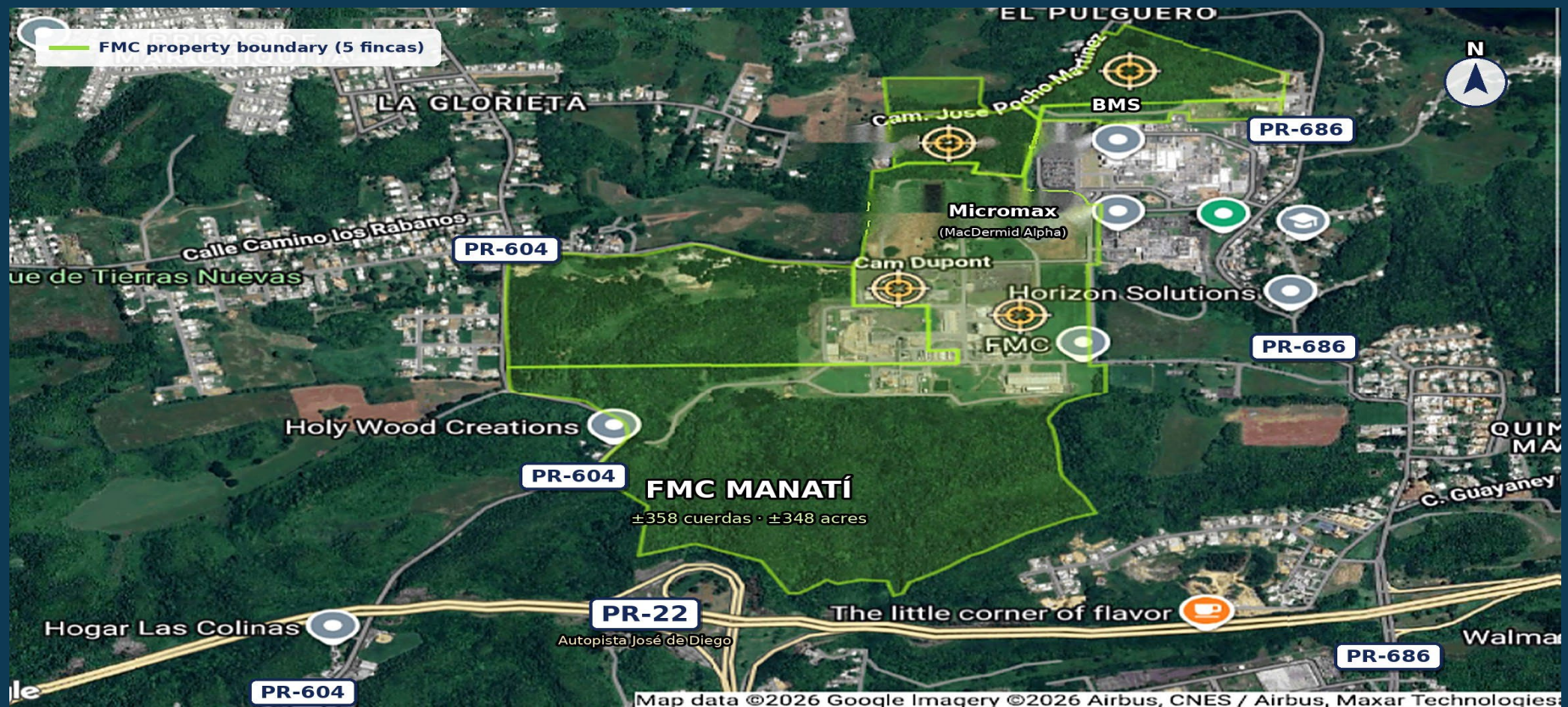
Act 60

Corporate-tax incentive
jurisdiction

FTZ 7E

Foreign-Trade Zone subzone in
place

SITE ACCESS & INDUSTRIAL CORRIDOR



Two disposition paths — a single turnkey transaction, or a core sale with separate buffer disposition.

PATH 1 — TURNKEY SALE

Full site: ±358.24 cuerdas + ±284,387 SF

- Single strategic or industrial buyer for the entire holding
- Targets chemical manufacturing, pharmaceutical synthesis, energy and reshoring operations
- Leverages I-P Heavy Industrial zoning, rare in Puerto Rico
- Live permits, ≈9,500 KVA of available power and operating utilities convey in place
- Process machinery conveys in place; equipment valued separately by Liquidity Services
- Fastest close scenario — one transaction, one counterparty

PATH 2 — SEPARATION STRATEGY

Operational core + buffer disposition

- Core parcel (Registry 10,644 – 236.96 cuerdas) sold to an industrial end user
- Buffer parcels disposed separately: adjacent owners, conservation, or restricted-zoning uses
- The 21.07-cuerda SREP-E karst parcel routed to conservation donation, bundled transfer or retention
- May unlock incremental value on the core parcel
- Buffer disposition is a longer, thinner process
- Possible tax and conservation credit opportunities

Diligence and process. A virtual data room is available to registered prospects following execution of a confidentiality agreement. Water permits are under renewal with DNER and the filing acknowledgment is in the data room. FMC's Act 60 decree carries a property tax exoneration while the plant operates; on closure announcement a buyer inherits the full municipal liability and may pursue a decree of its own through DDEC. No Phase I or Phase II environmental assessment has been reviewed by the preparer. Pricing on application.

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