

Cornerstone Energy Park offers:

- A turn-key manufacturing platform for onsite tenants
- Shovel-ready land, location, logistics, infrastructure, and experienced workforce
- Added-value tenant synergies

Located along the Mississippi River in the epicenter of the North American oil & gas corridor



Cornerstone Energy Park
(Waggaman, LA)



Multiple shovel-ready plots of 5-10 acres available
Over 300 contiguous, sub-dividable greenfield acres available
All available acreage zoned for heavy industrial operations



Logistics

- Eight miles from interstate highway system
- Access to five U.S. Class I Railroads
- Deep sea vessel and barge dock
- Distribution of over 2M MT of chemicals manufactured onsite and shipped globally



Feedstock

- Propylene, NH_3 , O_2 , N_2 and dual natural gas pipeline feeds
- Other feedstocks available via onsite storage



Molecules

- Melamine, urea, sulfuric acid, oleum, acrylonitrile, HCN, acetonitrile, NH_3 & CO_2



Land

- Over 300 acres available for lease and development



Services

- Lower operational expenses from shared services
- Qualified operators, maintenance personnel and functional support professionals
- Experienced senior management team on site
- Extensive onsite support services including medical, EMT, fire station, lab, warehousing, administrative, financial, and more



Outreach

- Partnership with local schools and training programs to bolster workforce development
- Community relationship building with neighboring civic groups



Economic Advantages

- Significant savings in construction costs due to services optimization for a smaller footprint
- Assistance navigating government incentives and taxing
- Proven project development support



Synergies

- Tenant synergies enable lower transport costs and resulting emissions, efficient operations and reduced process waste
- Site synergies enable the recycling & reusing of materials onsite — reducing waste and driving sustainability



Infrastructure

- Dual power feeds at 115kV
- Available steam, N_2 , O_2 , water, and onsite wastewater treatment