

# COMPLETE MANUFACTURING FACILITY

## FOR SALE, LEASE OR RENT!

Offices, Research & Development, Warehousing and Manufacturing



**Plant Location:**  
1901 CLARKWOOD RD  
CORPUS CHRISTI, TX 78409  
(Former Celanese Facility)

*110 Acre Multi-Purpose Pharmaceutical, Electronic Chemical, Sample Prep Lab & Pilot Facility*

### *Facilities Include:*

- Offices & Meeting Rooms - 97,000 SQ. FT.
- 55 Laboratories - 50,000 SQ. FT.
- Pilot Plant - Built in 1993
- Manufacturing/Production Area:
  - cGMP Facility
  - Built in 1996
- Maintenance & Fabrication Shops
- Warehouse
  - General Storage - 16,000 SQ. FT.
  - Chemical Storage - 8,500 SQ. FT.
- Utilities:
  - Boiler House
  - Tank Farm
  - Compressors
  - Refrigeration
  - Primary Service (Electric)
- Wastewater Treatment Plant



**In addition, this plant possesses:**

- **OSHA STAR SITE**
- **CLEAN TEXAS STAR SITE**
- **CLEAN TEXAS SITE**



**LOUISIANA CHEMICAL EQUIPMENT CO., L.P.**  
P.O. BOX 1490 • LA PORTE, TX 77571  
281-471-4900 -OR- 866-289-5232  
EMAIL - SALES@LCEC.COM  
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# Plant Details

*The Sample Preparation Laboratory (Prep Lab) was designed to be a self-supporting process development/scaleup facility. The building has a three-story process area containing glass and glass-lined carbon steel equipment up to 200-liters and a two-story office/laboratory area. The Sample Prep Lab was commissioned in 1993.*

*The laboratory area contains two 350-sq. ft. process development labs, each with one walk-in and one bench hood. A third 900-sq. ft. lab is designed for bench-top analytical equipment and has two walk-in hoods. The second story office area also has a meeting room and two shower/change-room facilities.*



*The ground floor of the process contains 4300-sq. ft. with four process bays which are 19-feet by 22-feet. The flooring in each bay is acid brick. There are two operator stations located on the ground floor. Each bay is supplied with -5oC and 125oC circulating glycol/ water solutions for process heating and cooling requirements, nitrogen and cooling water.*

*The second and third floors of the process areas contain 2700-sq. ft. and have 7-feet by 22-feet openings above the process area to allow for installation of taller equipment such as distillation columns and packed beds. The upper stories have ancillary support systems such as USP Purified Water, vacuum systems, and vent scrubbers.*

*The process areas contain two 200-liter glass-lined carbon steel receivers, designed for operating pressures from full vacuum to 90 psig. There are two 100-liter and one 100-liter glass reactor systems with overheads. All reactors have circulating glycol on the jacket for temperature control. There are two 0.25 square meter, agitated stainless steel pressure filters. The filters also have glycol solution on the jackets. The other major equipment is a 50-liter rotary evaporator and a molecular still with 10 feet of structured packing. The still has oil heating to allow high temperature operation and is capable of*



# Main Office Buildings



*Main Entrance*

*175,000 SQ. FT. Main Office  
&  
Laboratory Building*



*Office Areas*



*Cafeteria*



*150 Seat Auditorium*



*Conference  
&  
Meeting Center*



*Spacious Computer Lab  
&  
Data Center*



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# Plant Information



## Prep Lab

- 17,000 SQ. FT. Sample Prep Lab - Commissioned in 1993
  - Multit-Purpose cGMP Production Area
  - Used for Pharma Intermediates
- Includes:
  - Two-Story Laboratory Area Containing a Two-Story 350 SQ. FT. Process Development Lab,
  - 900 SQ. FT. Lab for Bench Top Equipment
  - Second Floor has offices, meeting rooms & locker room facilities
  - Three-Story Process Area
  - 4,300 SQ. FT. Ground Floor Processing Area with four 19" x 22" process bays.
    - Each Bay is acid brick-lined, contains -5°C and 125°C circulating glycol/water solutions for process heating and cooling, nitrogen supply and cooling water supply.
  - Second and Third Story, 2,700 SQ. FT. each with 7" x 22" open center sections for installation of taller equipment.



## Main Pilot Building

55+ Labs Totaling 45,000 SQ. FT.  
Pilot Plant Prep Lab totals 9,7000 SQ. FT.



High Bay Lab  
5 Bays Totaling 1,700 SQ. FT.



Process Development Lab



High Pressure Lab Building  
10 Cells Totaling 3,700 SQ. FT.



Chromatology Lab



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# Warehouses & Utilities



*Warehouses*



*Main Warehouse  
16,000 SQ. FT.*



*Chemical Warehouse - 8,000 SQ. FT.*

- Includes:
  - Full Loading Dock
  - Equipped w/Contained Dry Pipe
  - Deluge Fire Protection System



*Gas-Fired Oil Heater*



*Wastewater Treatment Plant*



*Boilers*



*Boiler House*



*Tank Farm (Stainless Steel)*

- Also Included:
  - 3 Steam Boilers
  - 1 Gas-Fired Oil Heater
  - 2 Air Compressors
  - Primary Service (Electric)
  - Refrigeration

# Manufacturing & Production



*Three-Story Structure commissioned in 1996 suitable for Pharmaceutical/Chemical Productions includes:*

- (2) 1,000 Gallon Glass-Lined Reactor Systems
- (3) 500 Gallon Glass-Lined Reactor Systems
- (1) 500 Gallon Stainless Steel Reactor System
- (5) 300 Gallon Glass-Lined Reactor Systems

*All Reactor Systems operate at 100 PSIG with (1) 300 Gallon System capable of up to 300 PSIG. Each System includes a graphite condenser, glass-lined receiver and a heating/cooling skid.*

*The Solids-Handling Building is designed for class 100,000 Environmental controls for GMP or Electronics Operations.*

- (1) HF600 316SS Heinkel Centrifuge
- (1) 2.7 CU. M. Glass-Lined Double Cone Dryer
- (1) 1 CU. M. Glass-Lined Double Cone Dryer
- (1) 8 SQ. FT. Glass-Lined Nutsche Filter
- (1) 1 SQ. M. 316SS Rosemund Filter

*The Centrifuge and the Rosemund have clean-in-place systems installed. The facility has a blast resistant control room, offices and conference rooms, with Honeywell DCS Process Temperature and Pressure Control Systems*



*Facility Utility Area Includes:*

- Fire Water System
- Reverse Osmosis System
- Cooling Tower
- Air Compressors
- (3) 600 psi Steam Boilers

*All major equipment is connected with the Teflon-Lined piping to manifolds for easy re-configuration*

*Included Utilities Are:*

- USP Purified Water System
- 316SS Vacuum Jet Systems & Hotwells
- 40 Ton-Refrigeration System
- Motor Control Center & Substation
- 50# Steam & 250# Steam
- Nitrogen
- Instrument Air
- Plant Air Cooling Water
- Potable Water



# General Information



*Plant Address:*  
1901 Clarkwood Road  
Corpus Christi, TX 78409



## *Plant Located:*

- 5 Miles from Airport
- 10 Miles from Port
- 180 Miles from Galveston
- 135 Miles from Laredo
- 142 Miles from San Antonio
- 183 Miles from Houston
- 349 Miles from Dallas/Ft. Worth
- 160 Miles from Mexico

## *About LCEC:*

*Louisiana Chemical Equipment Co., L.P. (LCEC) was founded in 1968 to buy and sell used process equipment and complete plants for relocation throughout the world. Since our first job for Exxon of Baton Rouge, we have grown into a full service company providing services worldwide. We have offices, storage facilities and complete plants located in North America, South America, Europe, Australia and Asia to better serve your needs.*

*If interested or have any questions please feel free to contact us at:*



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