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www.maascompanies.com



ONLINE ONLY AUCTION

\$7 MILLION DOLLAR / 5 MILLION GALLON PER YEAR BIODIESEL PLANT ON 6.74 ACRES

www.maascompanies.com

**BIDDING ENDS
THURSDAY, JUNE 9
AT 4:00PM, CT**

1201 Crosslink Parkway, Belvidere, Illinois 61008

INSPECTIONS: Tuesday, June 7th 9:00am-2:00pm,
Other Times by Appointment

Live Online Bidding
877-505-7770

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*Selling as an
Entirety, Minimum
Bid \$1.8 Million-
Additional Land for
Expansion is Available!*



BIODIESEL ONLINE ONLY AUCTION

10,000 SQ. FT. BUILDING ON 6.68± ACRES BUILT IN 2008 100'X100' 22' EAVE HT



219,000 GALLON CAPACITY OUTSIDE TANK FARM WITH FLAMMABLE/NON-FLAMMABLE AREAS



REAL ESTATE & EQUIPMENT TERMS: 10% Buyer Premium. Online Bidding ends Thursday June 9th at 4:00pm CT. Bidders will need to make an earnest money deposit of \$20,000 via cashier's check or wire prior to being allowed to bid. Winning bidder will be required to deposit an additional deposit within 48 hours bringing the total monies in escrow to 20% of the purchase price. Balance due at closing within 30 days. Deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. Online bids are binding and non-revocable. Attorney TJ Leak with AGHL is coordinating the closing. Funds are payable to: AGH Law. Real Estate & Equipment are Selling Subject to Owner Confirmation. No equipment can be removed without full payment. Real Estate and Equipment is selling AS-IS, WHERE-IS, WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made during the auction process takes precedence over any material published about the event.

BIODIESEL ONLINE ONLY

AUCTION

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Selling as an Entirety- Additional Land for Expansion is Available
\$7 MILLION DOLLAR / 5 MILLION GALLON PER YEAR BIODIESEL PLANT ON 6.74± ACRES

BIDDING ENDS THURSDAY, JUNE 9 AT 4:00PM CT
1201 Crosslink Parkway, Belvidere, Illinois 61008

MANNER OF SALE: TO BE SOLD AS AN ENTIRETY, 6.74± ACRES OF LAND WITH 10,000 SQ. FT. BUILDING, BIODIESEL PROCESS EQUIPMENT PACKAGE. ADJACENT 3 ACRE AND 9.04 ACRE PARCELS OF LAND ARE AVAILABLE BUT ARE NOT INCLUDED IN THE AUCTION.

• **Overview-** BioVantage Fuels, LLC is a regional biodiesel manufacturer located in the Crosslink Business Park that produces high quality, ASTM D6751 grade biodiesel primarily from Used Cooking Oil (UCO). The plant is capable of producing approximately 5 million gallons per year and has both the additional land and utility access available for significant expansion in production capacity. Lifetime Operating Permit, Blenders License, Waste Water Spray Permit Available

• **Location-** The facility sits on a 6.68± acre parcel, with an option on 3 acres and another 9 acres adjacent for future expansion and is strategically located very close to the intersection of I-90 and I-39. Rockford is just a few minutes to the west and Chicago's O'Hare Airport is just 50 miles to the east. While there is currently no direct rail access to the site, there is a vacant UP Rail Spur available for lease just a quarter mile from the plant, and there is the potential to gain an easement for rail spur development in the future. The 5,300,000 Sq. Ft. Chrysler/Jeep plant can be seen from the plant and is just minutes away

• **Incentives-** Crosslink Business Park located within Belvidere/Boone County Enterprise Zone
 • **Utilities-** BioVantage Fuels currently has excess heating, cooling, air, and electrical capacity. Major utility equipment includes: Boilers: 150 HP Columbia gas-fired boiler; 80 HP Cleaver-Brooks gas-fired boiler; spare dual fuel burner (for both diesel and natural gas) • Cooling: 300 Ton Baltimore Air Coil Cooling Tower; 30 Ton Marley Cooling Tower; Two 15-ton Aquasnap air cooled chillers; 10-ton Budzar water cooled chiller • Air Pressure: 50 HP Sullair High Efficiency Rotary Screw Air Compressor; 15 HP Ingersoll Rand High Efficiency Rotary Screw Air Compressor with Dryer; 300 SCFM Capacity Sullair Air Dryer • Electrical: Two PLC Cabinets with GE Fanuc 90-30 controllers; one Siemens Cabinet control system; three quick panels. Full service 480 V 1500 Amps to building

• **Storage-** BioVantage has two separate tank farm areas, designated for flammable and non-flammable materials. • **Process Equipment-** BioVantage employs a traditional pre-filtration, acid esterification, two stage trans-esterification system complete with water washing, dry media polishing, and chilled filtration for cold weather performance.

• **Lab:** Well-equipped with necessary equipment, Eurofins Quality Trait Analyzer (QTA) is leased.

SEE EQUIPMENT CATALOG FOR COMPLETE DETAILS

VISIT WWW.BIODIESELPLANTAUTION.COM TO BID!



TAKE VIRTUAL TOUR AT BIODIESELPLANTAUTION.COM REQUEST BIDDERS KIT FOR COMPLETE DETAILS!

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BROKERS WELCOME!
 2% Broker Participation

MAAS
 companies inc

AUCTION DIVISION
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