



For Sale

1,620 ± acre paper manufacturing plant

- Approximately 1,620 total acres
 - 700 ± acres industrial
 - 920 ± acres agricultural
- 601,504 ± s.f. manufacturing facility
- Rail spur on site and one rail siding in warehouse
- Existing boiler house
- Water, waste water, landfill, and air permits
- Wood yard
- Waste paper processing facility
- Excess industrial and agricultural acreage
- Mill idled June 2017
- Call for pricing

Bear Island Paper Co.
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Ashland, VA 23005

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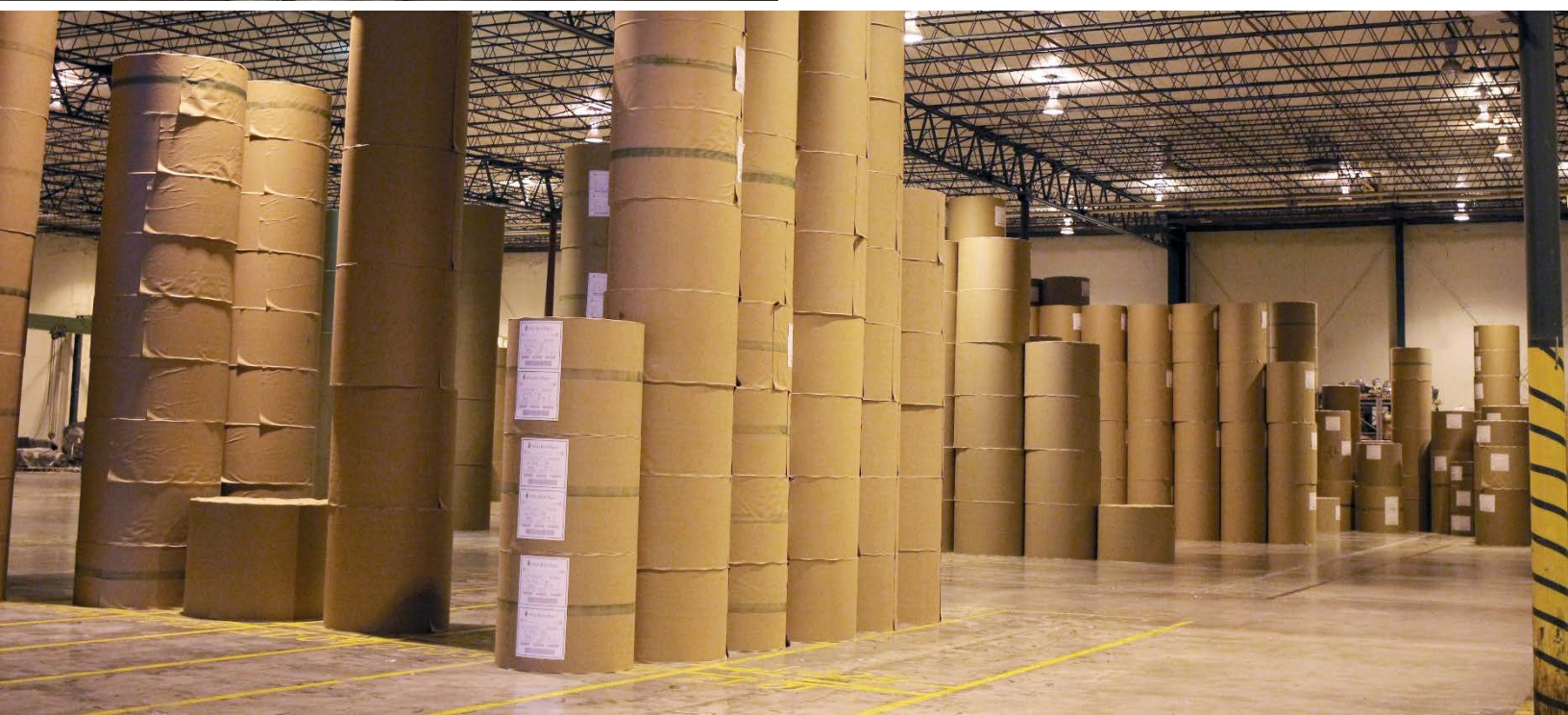
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Site overview

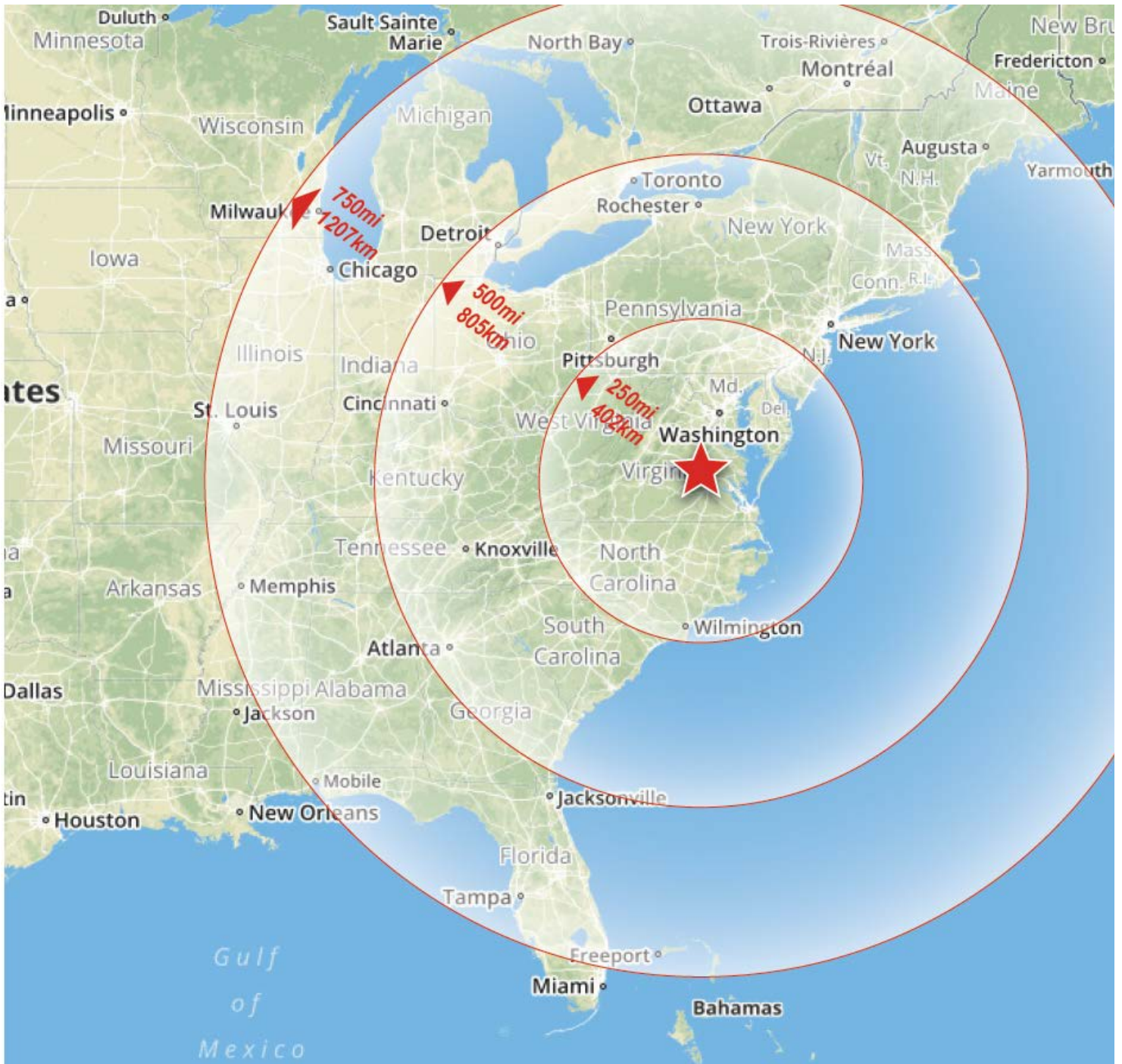
Furnish/Pulp	• Thermomechanical Pulp (TMP) - $\pm$ 500 BDMT/Day • De-Inked Pulp - $\pm$ 200 Bone Dry Metric Tons (BDMT)/Day
Paper Machine	• 230,000 MT Newsprint • Beloit Belbaie II, vertical former • Speed – 4,450 f/s • Trim – 301.5 inches
Key Permits	• Title V • Water intake and discharge • Landfill
Electricity	• Capacity 100+ MWhr • 230kv utility owned substation with 5 transformers
Boilers	• B & W Combination Biomass Boiler • Primary boiler • Utilizes 3 primary fuels; Natural Gas, Hogged Fuel, and Coal • Burns process sludge to avoid landfill or land spread cost • B & W Natural Gas Package Boiler • Serves as back-up to primary boiler
Warehouse	• 601,504 $\pm$ s.f. manufacturing facility of which has: • 130,000 s.f. warehouse for finished goods • 28 truck doors • Rail siding for 3 - 60' cars or 4 - 50' cars • 50,000 s.f. waste paper warehouse
Generator	• 5 MW TGM Turbine Generator
Roundwood Processing	• 150 short tons per hour debarking capacity











Distance	Destination
5 miles	I-95
33 miles	Port of Richmond
110 miles	Port of Virginia
89 miles	Washington, DC
607 miles	Atlanta, Georgia
315.0 miles	New York, New York
527 miles	Boston, Massachusetts

The property is strategically located with 53.7% of the United States population within a 750 mile radius.

