

**BidItUp Invites You to Participate in The Acquisition of:  
Assets via Auction, Private Treaty or a Turnkey Asset & Real Estate Opportunity**

## **Strategic Global Offering of Advanced Energy Assets & Infrastructure**

- Turnkey Manufacturing & Real Estate Opportunities
- Machinery & Equipment

**OVER 1 BILLION DOLLAR INVESTMENT  
OPPORTUNITY TO RUN PRODUCTION LINES IN PLACE  
UNPRECEDENTED ENGINEERING & ASSET INFRASTRUCTURE  
PURCHASE & LEASE STRUCTURES IN PLACE!**

**REAL ESTATE**

## **7 Day Live Webcast Auction of Advanced Manufacturing Assets**

**This portfolio represents a strategic entry into next-generation energy production, featuring late-model, production-ready systems used in industrial lithium-ion battery fabrication:**

### **Battery Manufacturing & Process Equipment**

- Automated lithium-ion production equipment — including complete lines from Kokum, Manz and ThyssenKrupp (many assets remain under power and are immediately deployable)
- Slurry mixing systems (Bühler, Hitachi) for precision anode and cathode material processing
- Electrode coating lines (G&G Lamistar)
- Stacking and assembly equipment (Kokam systems for precise cell construction)

### **Automation & Robotics**

- Advanced automation engineered for performance, efficiency, and scalable manufacturing:
- 40+ industrial robots from major brands (FANUC, ABB, KUKA) supporting assembly and material handling
- Modern control systems and PLC architectures (AllenBradley, Siemens, etc.)

### **Integrated validation and quality systems supporting innovation, integration, and sustainability:**

- Environmental testing chambers for temperature and humidity validation
- Battery cyclers and diagnostic systems for formation, aging, and quality testing
- Precision metrology and analytical instruments from leading industrial brands

### **Facility & Manufacturing Support Infrastructure**

**Complete manufacturing ecosystem infrastructure positioned at the convergence of energy, transportation, and advanced automation:**

- Plant infrastructure assets (rectifiers, power systems)
- Material handling and facility support equipment (forklifts, conveyors, air compressors, chillers, dust collection)

**Positioned at the convergence of Energy, Transportation & Advanced Manufacturing, this opportunity provides strategic buyers, investors, and operators direct access to production-ready technologies that define the future of battery manufacturing. Contact: Tara Shaikh, Tara@biditup.com, +1 (818) 508-7034**

## **Xalt Energy - Midland, Michigan Facility**

**ONLINE BIDDING OPEN NOW!  
AUCTION GOES LIVE MARCH 31ST - APRIL 8TH**



## In Place Assets & Production Capabilities Manufacturing Lines

TURNKEY  
OPPORTUNITY!

**Modern Industrial Construction**  
Tilt up concrete structure with post-2019 upgrades provides a durable, clean, and reliable operating environment for advanced production.

Large Site with Expansion Potential



56.22 acres allow for phased expansion, exterior mechanical yards, and long-term site adaptability for future needs



Modern Industrial Construction

- 2700 South Saginaw Road is a modern, specialty-equipped industrial facility totaling 452,084 SF on 56.22 acres in the Midland/Bay region.
- Constructed in 2010 and upgraded through 2019, this property features high-capacity utilities—including 14 MW of available power (expandable to 28 MW) — Class 6 & 7 clean-room infrastructure and ample office for engineering/operations/sales. Industrial B District zoning
- supports a wide range of advanced manufacturing, technology, and mission-critical uses.
- This property offers the scale, infrastructure, and flexibility required for today's high-spec operational needs. The site's acreage, robust electrical capacity, and structural configuration position the asset as a strong candidate for data center, electronics, aerospace, medical,
- battery manufacturing or other controlled-environment operations.



Total Building Size	452,084 SF (±24,000 SF Office)
Land Area	56.22 Acres (2,448,943 SF)
Year Built / Renovated	2010 / 2019
Zoning	Industrial B District (IB)
Clear Height	34'-53'
Construction Type	Tilt up Concrete
Loading Configuration	8 Dock-High   15 Grade-Level Doors
Parking	365 Surface Spaces
Stories	2 Stories
Flood / Seismic	Zone X (Unshaded)   No Seismic Risk
Site Coverage Ratio	18.0%

Situated adjacent to Dow Chemical's Midland campus, 2700 South Saginaw Road benefits from a uniquely deep and specialized regional labor base. The immediate 15-minute drive time includes a highly educated workforce alongside a strong concentration of manufacturing and industrial talent. Within 60 minutes, the property draws from multiple established employment nodes across Mid-Michigan, including the Midland, Bay City/Saginaw, and Mount Pleasant areas, providing broad access to skilled labor supporting chemical, advanced manufacturing, and related industries.

Drive Time	Total Population	Total Households	Family Households	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age	Median Household Income	Average Household Income	Per Capita Income
15 Minutes	64,379	27,377	17,286	2.32	20,818	6,559	41.4	\$77,561	\$106,580	\$45,313
30 Minutes	253,032	108,948	66,446	2.26	83,674	25,274	42.8	\$68,454	\$93,234	\$40,208
60 Minutes	718,523	303,853	183,517	2.29	225,231	78,622	42.1	\$58,970	\$79,554	\$33,721

## Utility & Process Infrastructure

- Approximately 14 MW of available electrical capacity supported by seven (7) on-site substations.
- Electrical power can be expanded to 28 MW
- Steam and Nitrogen piped directly from DOW
- Class 7 Clean rooms maintained at ~ 10% RH
- Class 6 Clean room maintained at ~1% RH
- Diesel backup generator for redundant reliability

## Production Layout & Operation

- Class 6 & 7 controlled environments connected by conditioned pathways for ISO/QMS compliant movement.
- Flexible column spacing, supporting both racked storage and line-based manufacturing
- Defined flow corridors and efficient line-of-sight between production, lab and administrative areas improve supervision, quality control, and auditability.

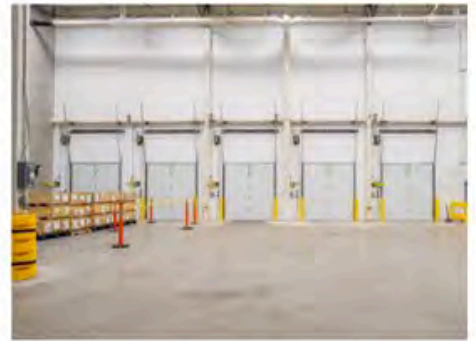
## Mechanical & Expansion Capacity

- Rooftop and grade-level mechanical pads available for chillers, cooling towers, dry rooms, filtration skids, etc.
- Post 2019 Upgrades include a renovated shipping/receiving dock, enlarged maintenance shop, and refreshed second-floor engineering space.
- Capacity to expand power and graded land to expand square footage.

## Timeline & Workforce Advantage

- Current production ends late April and full vacancy occurs June 30<sup>th</sup>.
- Existing workforce remains active on-site during wind down.
- Workforce is trained in advance manufacturing & Dow safety protocols; reducing ramp-up time for new operators.

## Real Estate & Production In Place Opportunities



Manufacturing / Warehouse Areas Production floor conditions, clear heights, and industrial systems.



Mechanical, Roof & Frontage  
Electrical/Mechanical Room, Roof and RTUs, Parking Fields, and Saginaw Road Frontage

# BidItUp

AUCTIONS WORLDWIDE

THE GLOBAL LEADER  
IN ASSET CONVERSION  
OF AUTOMOTIVE, BATTERY,  
ENERGY & EV ASSETS

## ThyssenKrupp EV Battery Module to Pack Assembly Line

Designed to Assemble and Validate Modules

**XALT** Energy

OVER 20 MILLION  
DOLLARS NEW!



New Late Model Line Equipped with the most advanced Vision & Automation Systems



To be offered as a line & piecemeal

Thyssenkrupp available for retooling & relocation



Designed, Engineered & Installed by:



thyssenkrupp

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AUCTIONS WORLDWIDE

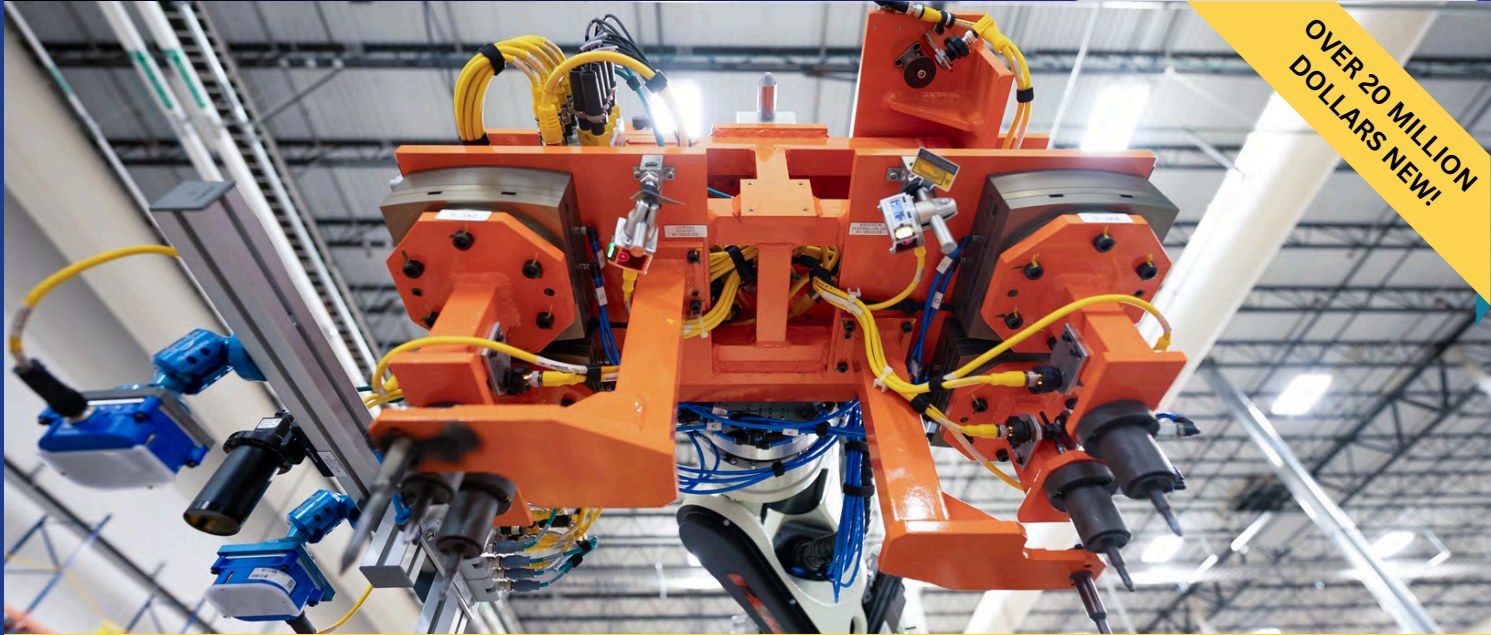
THE GLOBAL LEADER  
IN ASSET CONVERSION  
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## ThyssenKrupp Complete EV Battery Pack Assembly Line

Electrical Test Systems & Validation

**XALT** Energy

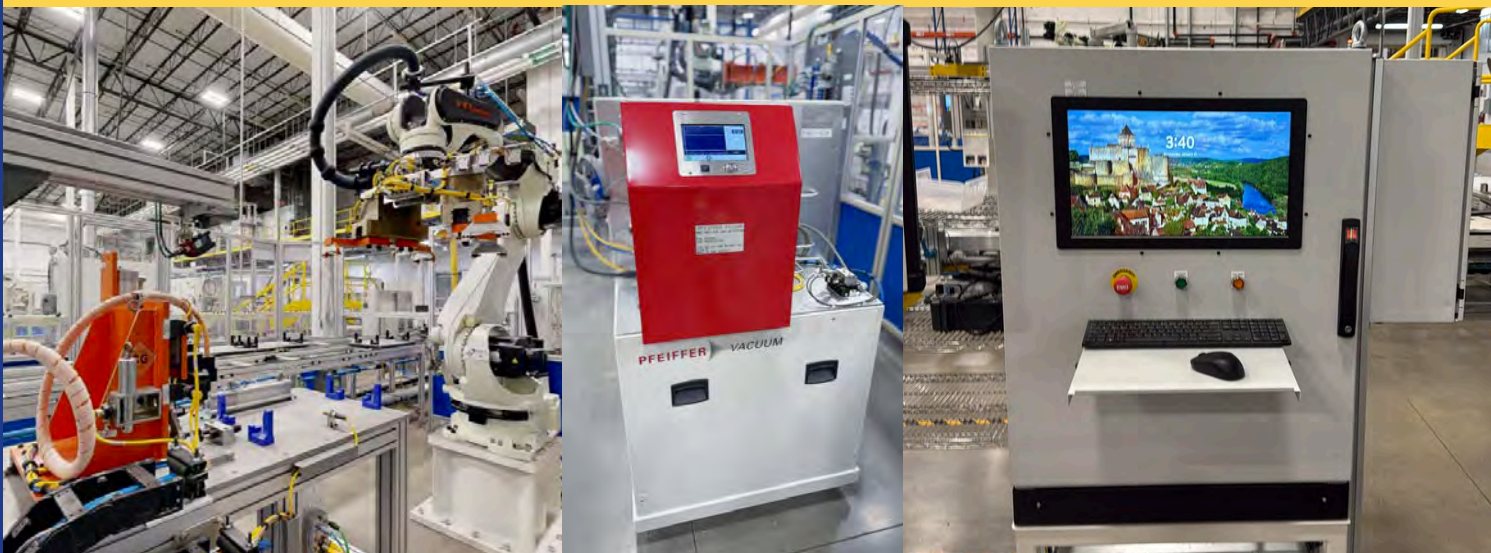
OVER 20 MILLION  
DOLLARS NEW!



## Bosch TS Chain Transfer System, Turntables, Automatic Tilting Stations



## Pfeiffer Leak Testing, Lucid Camera Systems, Cincinnati Test Systems, Late Model Kawasaki Robots



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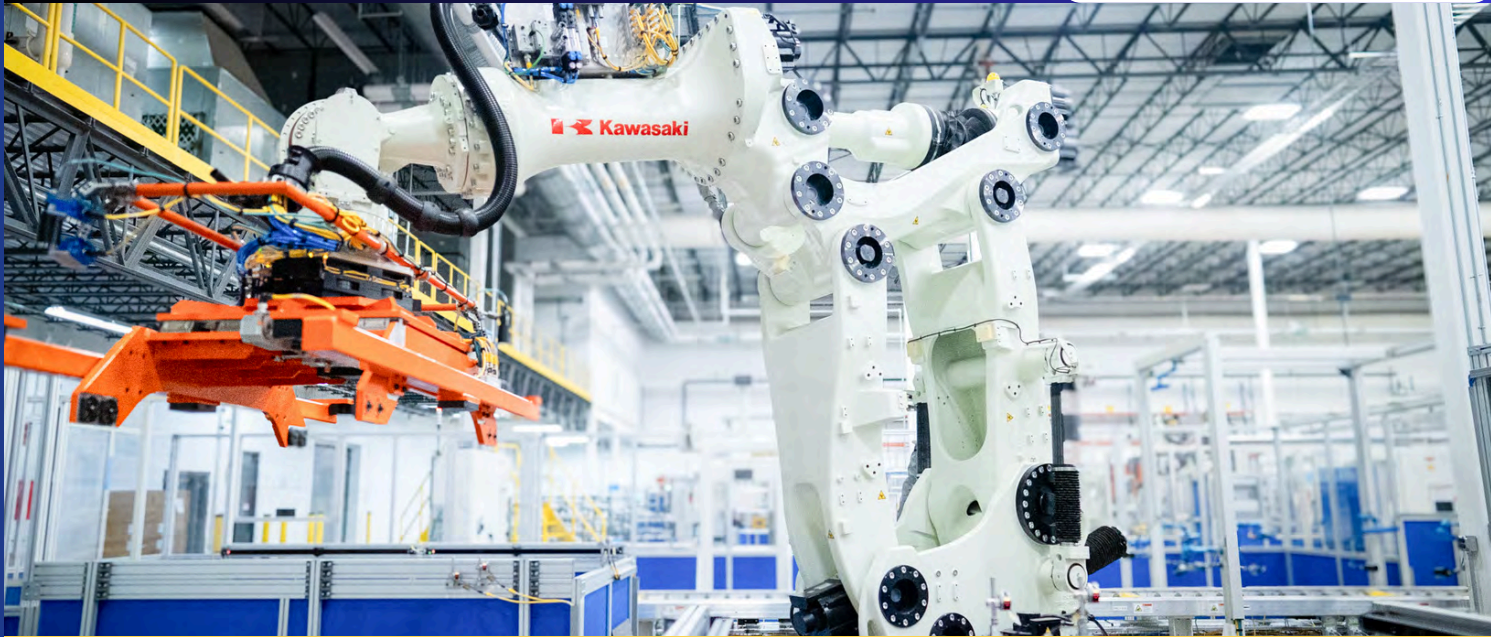
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## ThyssenKrupp Complete EV Battery Pack Assembly Line

Late Model Kawasaki Robots

**XALT** ⚡ Energy



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AUCTIONS WORLDWIDE

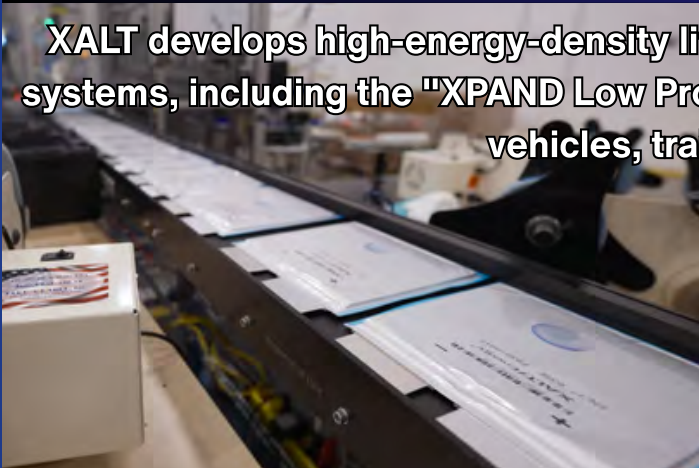
THE GLOBAL LEADER  
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Automated Cell Pouch to Assembly and Validation Line

## XPAND Low Profile (XLP)

**XALT** Energy

XALT develops high-energy-density lithium-ion cells and battery management systems, including the "XPAND Low Profile (XLP)" pack designed for commercial vehicles, trains, and buses.



### Automated Battery Pouch Cell Stacking



### AI Camera System



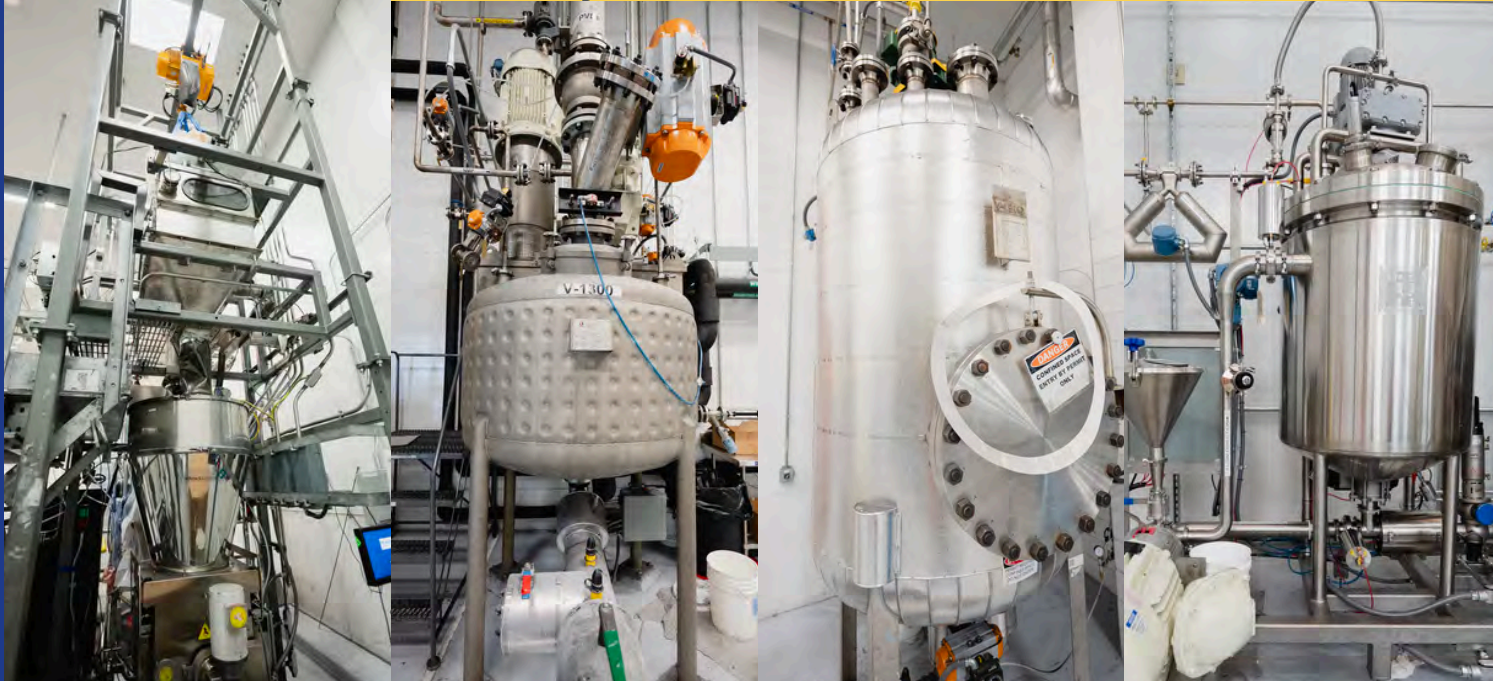
### Leak Detection and Ultrasonic Welding Systems



## Anode, Cathode & Mixing Equipment



Reverse Osmosis Water Systems, Paint Booth, Test Powder Pilot Line



Mixing Tanks, Vacuum Pumps, Storage Tanks, Hoppers, Powder Hoppers



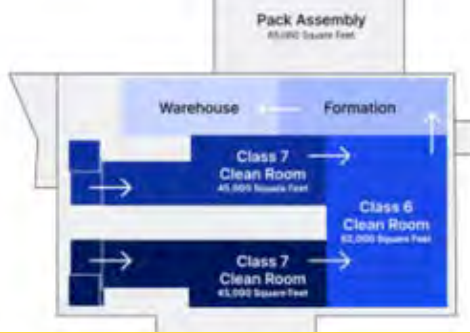
## Dry Rooms & Clean Rooms

OVER APPX.  
\$25,000,000  
INSTALLED

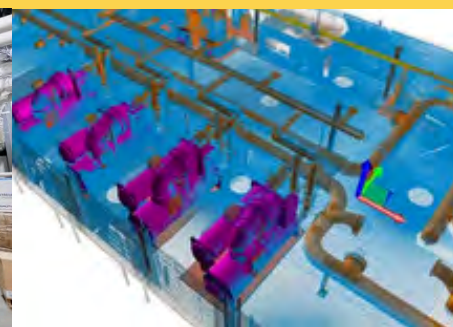
**Production Facility:** Located in Midland, Michigan, the facility included Class 10,000 to Class 1,000 clean/dry rooms designed for high-volume, automated production of lithium-ion technology

Cell assembly DHUs can achieve -150 deg F dewpoint but typically run around -100° on average to maintain sub 1% humidity. The other areas use Relative Humidity as a set-point and have achieved 2% at the absolute max, 4% average

### Anode Dry Room, Cathode Dry Room & Cell Assembly Dry Room



### Class 6 & 7 Dry Rooms



### Dry Room & Controlled Environment Infrastructure

The facility is equipped with ISO Class 6 and ISO Class 7 controlled-environment dry rooms designed to support precision lithium-ion battery manufacturing and other advanced material handling processes requiring stringent particulate and moisture control. These sealed environments incorporate industrial desiccant dehumidification systems, high-efficiency air handling units, vapor-tight wall and ceiling panel construction, and airlock access points to maintain ultra-low humidity and stable environmental conditions suitable for electrode processing, cell assembly, electrolyte handling, and other sensitive manufacturing operations. The integrated systems provide consistent particulate filtration, controlled airflow, and low dew-point operating capability, creating a high-specification production environment adaptable for battery cell manufacturing, advanced materials processing, semiconductor applications, and other precision clean-manufacturing uses.

## Coating



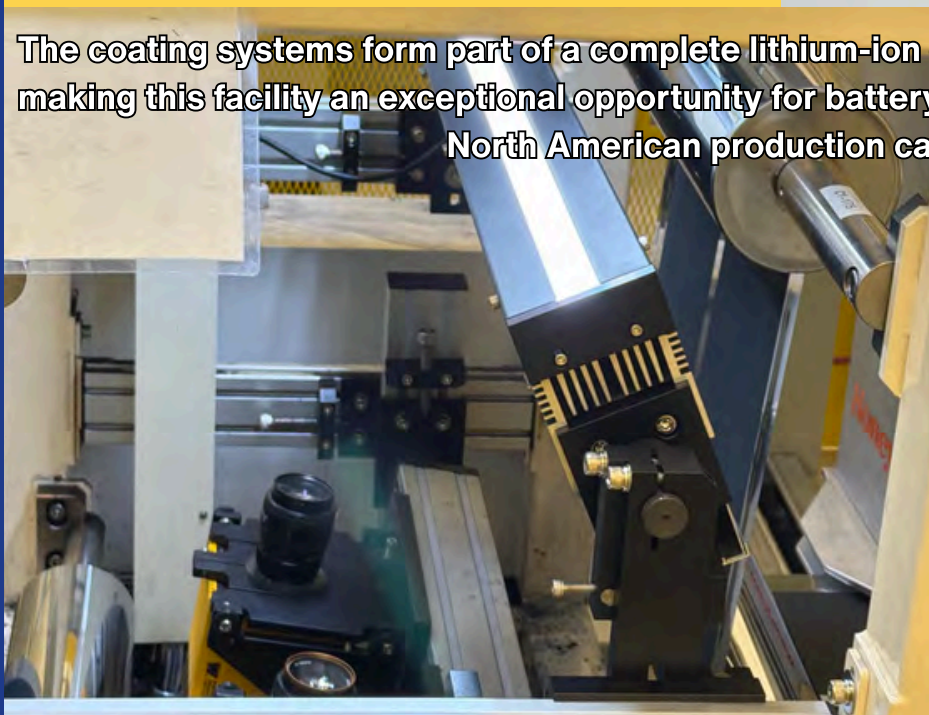
Production-Scale  
Battery Coating  
Systems



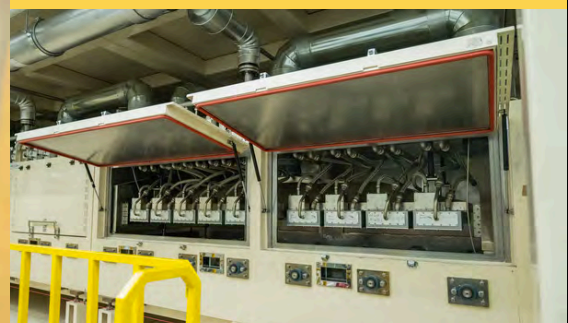
Honeywell

## Vision Inspection Systems

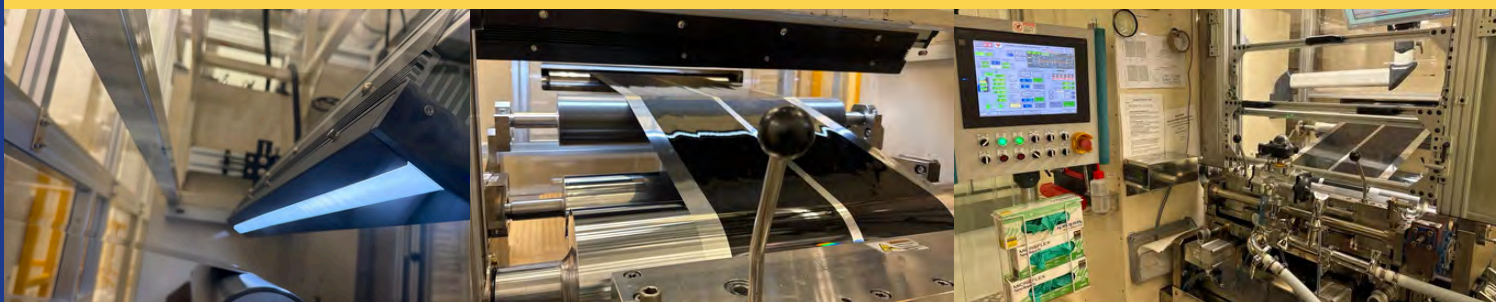
The coating systems form part of a complete lithium-ion cell manufacturing infrastructure, making this facility an exceptional opportunity for battery manufacturers seeking scalable North American production capacity.



## Electrolyte Coating Ovens



## Outfeeder and Accumulation



## High-Precision Lithium Electrode Slitting

### Slitting Lines



Precision  
Electrode Slitting  
Systems



New - In Original Packaging Units Available

High-precision electrode slitting systems designed for anode and cathode materials, featuring roll-to-roll processing, automated web handling and tension control, delivering consistent edge quality and production-scale throughput for EV and energy storage battery manufacturing.



Automation Ready



High-Precision Control



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Clean Room

**XALT** Energy

Pilot Test Line

OVER  
\$20,000,000  
INSTALLED



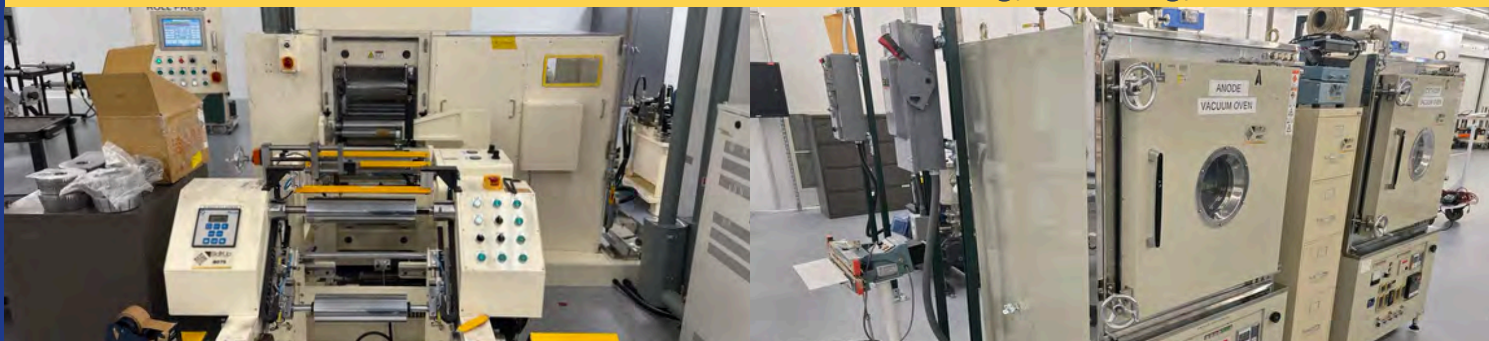
Slitting Line



Manz Lasers



Tab Cutting, Punching, Ovens Pilot Line



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Cell Assembly - Stacking, Tabbing, Pouching, FWS

**XALT** Energy

PREMIERE POUCH  
CELL ASSEMBLY  
LINES



Hanwha High Speed Stacking Units



Tab Welding, Pouching and Packaging



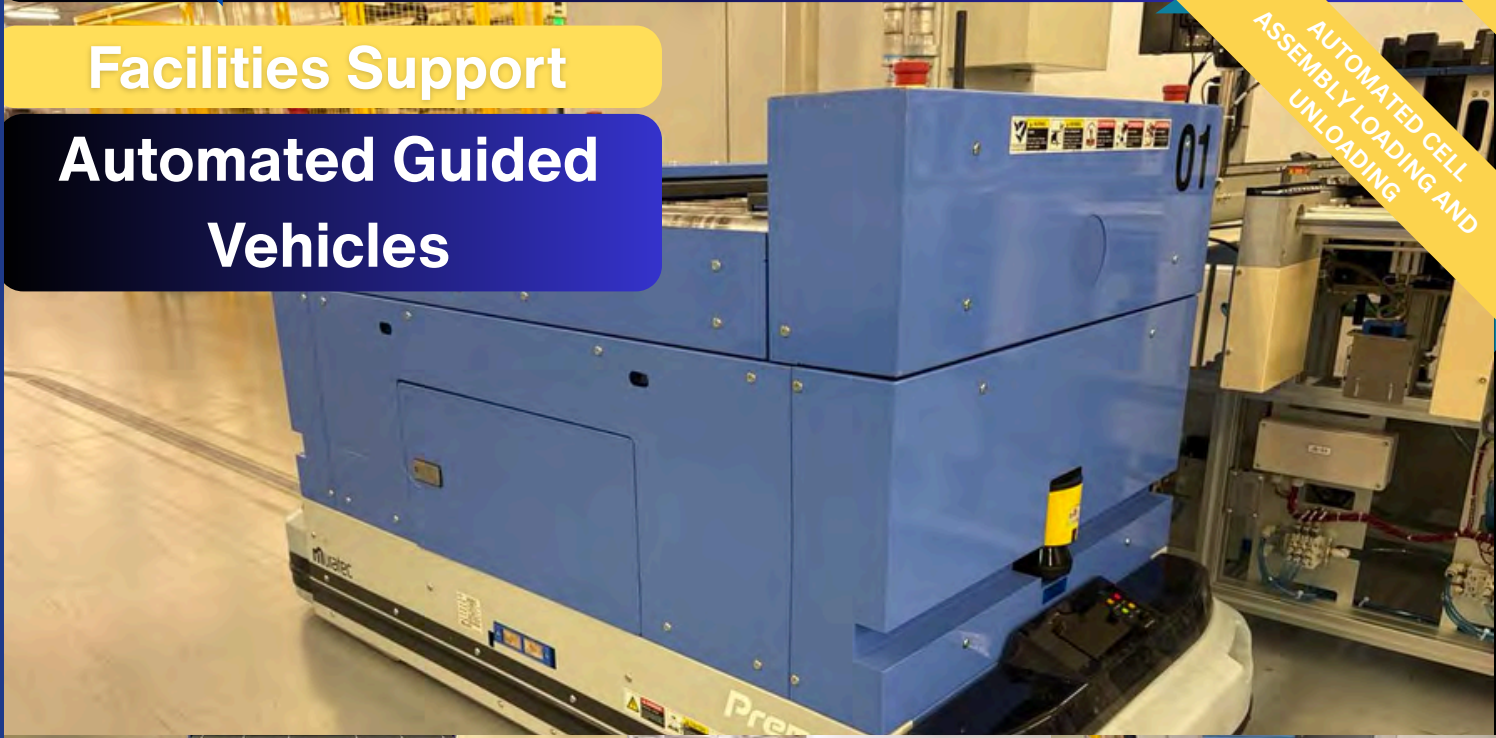
EOL Filling, Wetting, and Sealing



www.BidItUp.com

## Facilities Support Automated Guided Vehicles

AUTOMATED CELL  
ASSEMBLY LOADING AND  
UNLOADING



## Chargers and Infrastructure



## Formation

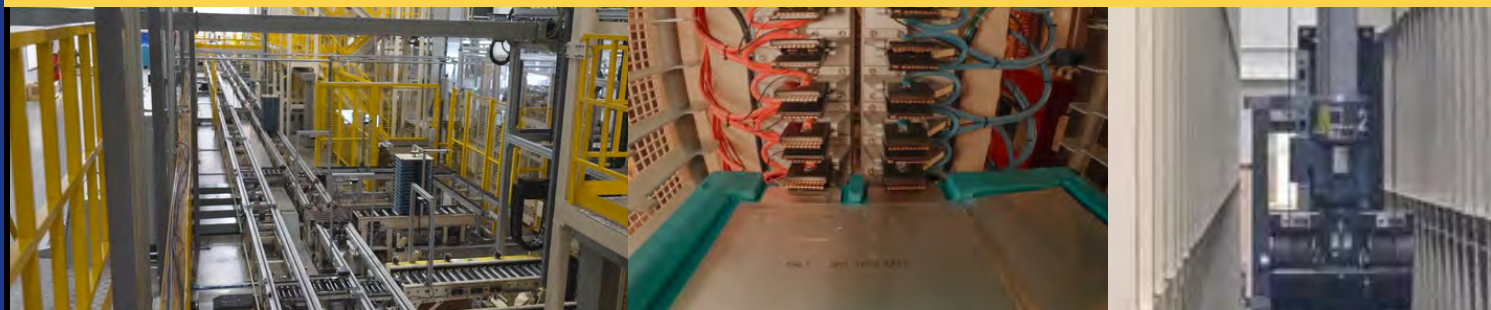
## Battery Pouch Cell Curing and Sortation Systems



Multiple Muratec Automated Storage and Retrieval Systems, Kokam Casette Racking Systems



DC Power Supplies, Heat Treat, ABB Robots



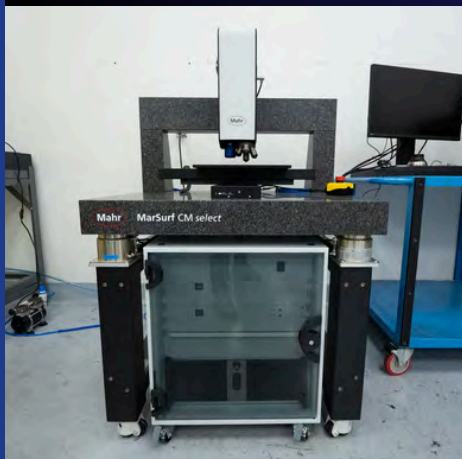
### Muratec Automated Storage, Retrieval & Material Handling Systems

The facility features advanced Muratec automated storage and retrieval systems (ASRS), robotic stacking systems, and integrated automated material handling infrastructure designed to support high-volume lithium-ion battery manufacturing. These systems incorporate high-density racking, automated cranes, shuttle transport systems, and coordinated material flow automation to efficiently store, retrieve, and deliver materials throughout the production process. Designed to reduce manual handling while improving inventory control and throughput, the Muratec automation platform represents a valuable opportunity for manufacturers seeking high-density automated warehousing and advanced material handling systems within a production-scale industrial environment.

## Testing & Lab



## Validation Tools



OEM Battery Validation



Battery Test Equipment

### Advanced Battery Testing & Validation Equipment

- The offering includes an extensive range of battery testing and quality assurance equipment used throughout the lithium-ion cell manufacturing process. Assets include environmental and thermal testing chambers (Espec, CSZ, Tenney), battery formation and grading systems, X-ray inspection equipment, automated vision systems, and precision measurement instruments used to validate cell performance and manufacturing consistency. This equipment supported automotive-grade battery production and represents an excellent opportunity for battery manufacturers, research labs, automotive suppliers, and energy storage developers seeking sophisticated testing and validation systems from a large-scale lithium-ion battery manufacturing facility.

## General Machine Shop

## Tool Room



SOMETHING FOR  
EVERY MACHINE  
SHOP & PLANT!



### Welding



### Machining



### Shop Tools

#### Machine Shop, Tooling & General Equipment

- The offering includes a well-equipped machine shop and maintenance area featuring a wide range of shop equipment, cabinetry, tooling, and general plant support assets used to service and maintain large-scale manufacturing operations. Assets include industrial workbenches, tool cabinets, machining and fabrication equipment, precision hand tools, power tools, and general maintenance equipment supporting facility upkeep and production operations. This equipment presents an excellent opportunity for manufacturers, machine shops, contractors, and equipment dealers seeking quality industrial shop equipment from a sophisticated production environment.

Enterprise IT & AV



## Infrastructure Hardware

OVER \$XXX  
IN NEW  
EQUIPMENT



Networking Gear



Server Racks



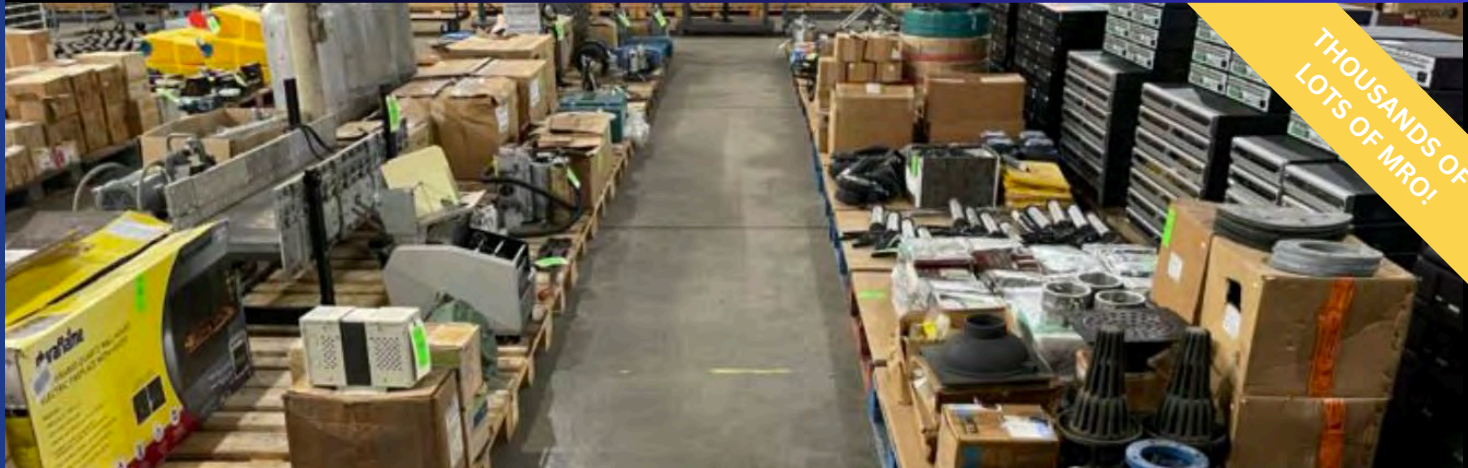
Specialty Tech

### Office, IT & Audio-Visual Equipment

Also included in the offering is a wide range of office, IT, and audio-visual equipment supporting administrative, engineering, and facility operations. Assets include computer systems, networking and server equipment, televisions, monitors, conference room audio-visual systems, office furniture, workstations, and related support equipment used throughout the facility. These assets supported daily plant operations and represent a valuable opportunity for businesses, institutions, and buyers seeking quality office and technology equipment from a large-scale industrial manufacturing environment.



## MRO



THOUSANDS OF  
LOTS OF MRO!

### MRO TOWER



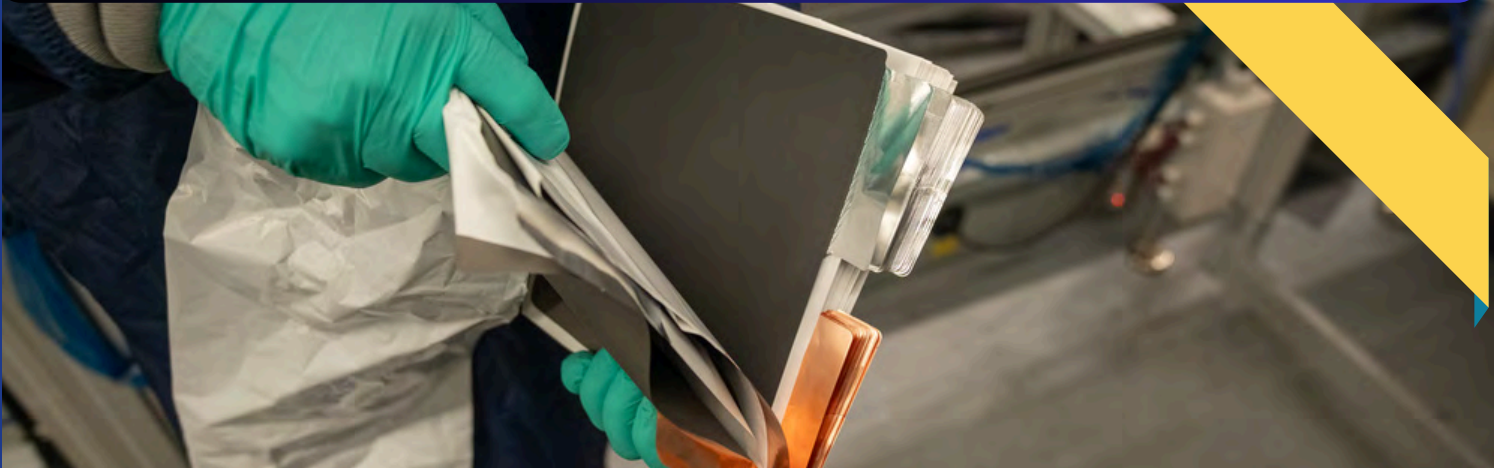
SYSTEMS Logistics	
Via Gianluca Vecchia, 73 - 41043 Fiorano (MO) - Italy Tel. + 39-(0)536/836.111 - Fax + 39-(0)536/836.606	
GENERAL DATA	
TYPE DESIGNATION:	AUTOMATIC WAREHOUSE SYSTEM-VLM
	MODULA-MC50-12100
SERIAL NUMBER:	MC1100061
WORK ORDER:	204001534
YEAR OF CONSTRUCTION:	2012
RATED POWER (kW):	7.2Kw 480 VAC/3-/60Hz 13 Amps
RAIS (kg):	6085
MAXED LOAD (kg):	70 000- Kg (154 000 lbs.)
NUMBER OF PERSONS ALLOWED TO TRAVEL ON BOARD THE MACHINE:	1
COMPRESSED AIR PRESSURE (bar):	N/A
COMPRESSED AIR CONSUMPTION (liters):	N/A
REFER TO THE INSTRUCTION MANUAL FOR INFORMATION CONCERNING THE SAFE AND FULL-ON-SERVICE USE OF THE MACHINE	
CE	

### Extensive Industrial MRO & Plant Support Equipment

Complementing the core lithium-ion battery manufacturing assets, the facility also includes an extensive inventory of Maintenance, Repair, and Operations (MRO) equipment accumulated to support large-scale industrial production. This category includes a wide range of tooling, maintenance equipment, spare parts, shop equipment, facility support systems, material handling assets, and operational supplies used in a sophisticated battery manufacturing environment. The breadth and volume of these assets present an excellent opportunity for manufacturers, contractors, plant operators, resellers, and equipment dealers seeking quality industrial support equipment in quantity. These assets will be offered as part of the auction process and may also provide additional operational value for groups pursuing a turnkey acquisition of the facility.

## Lab & Quality Assurance

## Development & Testing Equipment



### Validation Equipment



### Battery Test Systems



### Data & Diagnostics

#### Laboratory & Quality Control Equipment

The offering includes a broad range of laboratory and quality control equipment used to support battery development, materials analysis, and production validation. Equipment includes analytical instruments, inspection systems, measurement devices, and laboratory workstations from respected manufacturers such as Keyence, Mitutoyo, Ohaus, Sartorius, Mettler Toledo, Thermo Fisher Scientific, and other leading laboratory and metrology brands. These systems were utilized to monitor material properties, validate product performance, and maintain manufacturing consistency within the lithium-ion battery production environment. This equipment represents a valuable opportunity for battery manufacturers, research laboratories, universities, and industrial quality departments seeking high-quality lab and testing equipment from a sophisticated manufacturing facility.

## Tank Farm

**XALT** Energy

SOMETHING FOR  
EVERY MACHINE  
SHOP & PLANT!



316 Stainless steel holding tanks



19,000-gallon storage vessel



Diameter- 14' 4" Height- 16'

### Tank Farm & Bulk Material Storage Silos

The facility includes a dedicated tank farm and bulk material storage silo systems designed to support large-scale battery manufacturing operations and chemical handling. These assets include industrial storage tanks, process silos, associated piping systems, pumps, and material transfer infrastructure used for the storage and controlled delivery of production materials throughout the facility. Built to support continuous manufacturing operations, this infrastructure represents a valuable opportunity for chemical processors, battery manufacturers, and industrial operators seeking large-capacity storage and material handling systems within an established industrial environment.

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## Complete Plant Support

## Plant Infrastructure & Facilities Support Equipment



Industrial Air Systems



High-Capacity Power

Plant Infrastructure



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## Complete Plant Support

## Plant Infrastructure & Facilities Support Equipment



Clark GenEx AC Power Electric Forklifts

Genie Z-45/25J Man Lift



Assorting Racking, Many Types & Sizes



Plant Infrastructure

Knight Global 1,500lb Overhead Crane & 350lb Servo Hoist

### Plant Infrastructure & Facility Support Equipment

The facility includes a substantial range of plant infrastructure and support equipment used to sustain large-scale battery manufacturing operations. Assets include industrial chillers, air compressors, process pumps, pallet and warehouse racking systems, forklifts, Genie lifts, and additional material handling and facility maintenance equipment, along with supporting utility and process infrastructure. These systems supported the facility's lithium-ion battery production environment and represent valuable operational equipment for manufacturers, contractors, warehouse operators, and buyers seeking quality industrial support assets. The equipment will be offered as part of the broader asset disposition and may provide immediate operational value to groups pursuing a turnkey acquisition of the facility.

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PURCHASE & LEASE STRUCTURES IN PLACE!**

**FOR INFORMATION ON THE UNIQUE OPPORTUNITIES AVAILABLE CONTACT US:  
TARA@BIDITUP.COM (818) 508-7034**

**This portfolio represents a strategic entry into next-generation energy production, featuring late-model, production-ready systems used in industrial lithium-ion battery fabrication:**

In addition to the scheduled public auction of the manufacturing assets, qualified parties are invited to evaluate a unique opportunity to acquire or lease the XALT Energy Midland facility as a fully integrated manufacturing platform. The offering includes the potential for a combined transaction encompassing the real estate, production infrastructure, and lithium-ion battery manufacturing equipment, enabling continued operation or rapid redeployment for advanced energy, EV battery, or related manufacturing applications. Due to active interest in both the facility and equipment, the window for evaluating an entirety transaction, lease arrangement, or turnkey acquisition is limited and will close as the auction timeline advances. Interested strategic buyers, operators, and investors are encouraged to engage immediately to review the opportunity prior to the assets being sold individually.

**6 Day Live Webcast Auction of Advanced Manufacturing Assets  
ONLINE BIDDING OPEN NOW! AUCTION GOES LIVE MARCH 31ST - APRIL 8TH!**

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**XALT Energy**

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We Manufacture Solutions**

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We Manufacture Solutions**

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