

# CARLISLE CAPITAL INVESTMENTS

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## A Commitment to Commercial Roofing & Construction

Many things have changed since Carlisle began manufacturing commercial roofing products 50 years ago. Contractors and competitors have come and gone, building codes have changed and product preferences have evolved just to name a few. But, one thing has remained constant – our commitment to the industry and our desire to manufacture world-class products that push the marketplace forward.

Today Carlisle's commitment continues with a \$110 million investment in three new, state-of-the-art manufacturing facilities. Operations are currently underway in Washington, New York and Illinois for the construction of two new insulation plants and a PVC membrane manufacturing facility. Carlisle is already the largest U.S. manufacturer of single-ply roofing membranes and both Polyiso and EPS insulations. With these new facilities, our leadership in providing energy-efficient solutions for the construction industry will continue to expand. We expect these new facilities to better fulfill the needs of the marketplace and expand the scope of the Carlisle Experience by allowing us to provide solutions for the entire building envelope.

Of course, none of these investments would be possible without the support of our valued customers. Owners, architects, contractors, sales representatives and distributors have fueled our growth over the past 50 years, and these investments are a testament to the value of the solid relationships we have all established.

Some of you have been with us since the beginning. Many more of you jumped on board in the 70s and 80s when oil prices drove business away from asphalt-based materials. And for some of you, your partnership with Carlisle has just begun. But regardless of how long you've been working with Carlisle, we appreciate your support and dedication. It's your desire for the highest quality products that makes Carlisle a constantly evolving company, ensuring our relevance for over five decades.



To ensure you and your colleagues get the latest updates, be sure to sign up for our e-newsletter by filling out the form located [here](#).



**CARLISLE**  
CONSTRUCTION MATERIALS

## Insulation Super-Plant

**WHERE:**

Puyallup, WA

**PRODUCTS MANUFACTURED:**

Polyisocyanurate (Polyiso), Expanded Polystyrene (EPS) and Structural Insulated Panels (SIPs)

**SCHEDULED OPENING:**

Fourth quarter 2012

**SIZE:**

400,000 square feet

**PRIMARY SHIPPING AREA:**

Western U.S. and Canada



Construction is wrapping up in the great northwest, site of Carlisle's latest insulation manufacturing facility. This 400,000-square-foot, multi-purpose facility adds to Carlisle's already established leadership position as the construction industry's largest manufacturer of both Polyiso and EPS.

A super-plant that will manufacture Polyiso, EPS and SIPs, this facility will be unlike any other in the roofing and construction industries. It will feature the most state-of-the-art machinery and technology, allowing Carlisle to manufacture unique Polyiso-EPS composite products in addition to the standard and premium Polyiso and EPS materials that our customers know and love.

This new manufacturing plant in Puyallup will give Carlisle the ability to provide enhanced support and service to its western partners – a real benefit for a product that needs to be delivered on a just-in-time basis to jobsites. Because of the plant's dual-product manufacturing capabilities, customers will now be able to order mixed loads of Carlisle Polyiso and EPS in the same shipment.

Like most of Carlisle's existing Polyiso manufacturing facilities, the Puyallup plant will also produce our full line of Hunter Panels-branded Xci continuous wall insulation products. These high-performance Polyiso products are used in multi-story, Type 1-4 commercial buildings where wall assemblies must be compliant with the NFPA 285 fire test. Hunter Xci continuous wall insulation will also be manufactured for residential use.

In the first part of 2013, the Puyallup plant will become the headquarters for Carlisle's Insulfoam EPS brand of insulation, transitioning from its current headquarters in Tacoma, Washington. The relocation of facilities will be seamless and will not impact customer service or deliveries. This new plant will produce our current breadth of roofing, construction, OEM, Geofoam and SIPs products, while delivering the high levels of quality and excellence that our customers expect.

Additional features at the Puyallup facility include 13 shipping bays, three conference rooms and a fully functional training room where Carlisle's customers can receive up-to-date training on every Carlisle product.

## What are Polyiso, EPS and SIPs?

**Polyiso:**

Short for Polyisocyanurate – the low-slope roofing industry's most popular insulation with approximately 70% market share. Polyiso is a closed-cell, rigid-roof insulation panel that offers the highest thermal value (R-value) per square inch of any roofing insulation. Polyiso is also used as a continuous wall insulation.

**EPS:**

Short for Expanded Polystyrene. EPS is a closed-cell, lightweight polystyrene that offers long-term, stable R-values and has excellent dimensional stability and water-resistant properties. It is a versatile insulation available in a variety of customizable densities, thicknesses, sizes and shapes. It is used extensively in roofs, walls, under-slab, below-grade, GeoFoam (lightweight fill) and specialty applications.

**SIPs:**

Short for Structural Insulated Panels. SIPs are composed of two sheets of oriented strand board (OSB) structurally laminated and pressure-cured to a rigid core of EPS insulation. These sandwiched panels are pieced together to create stronger, straighter and greener buildings than those made from traditional stick framing methods. SIPs can be used for roofs, walls and floors.

# Reinvesting in the Northeast

**WHERE:**

Montgomery, NY

**PRODUCTS MANUFACTURED:**

Polyiso

**SCHEDULED OPENING:**

Second quarter 2013

**SIZE:**

360,000 square feet

**PRIMARY SHIPPING AREA:**

Virginia north through Canada

Carlisle's Montgomery, NY Polyiso facility is strategically located right off Interstate 84 for convenient shipping throughout the Northeast. This new facility will replace Carlisle's existing Polyiso operations in Kingston, NY, offering enhanced production capabilities highlighted by the industry's most advanced laminator and state-of-the-art packaging equipment.

Like the Kingston facility, the 360,000-square-foot Montgomery plant will manufacture and distribute Carlisle's full line of Polyiso roofing and wall insulation products. Roofing products that will be manufactured in the new Montgomery location include: flat and tapered panels in a variety of facers, standard and glass-faced Polyiso, cover boards, composite products, Cool-Vent® and special-cut materials. The Montgomery plant will also produce our Hunter Panels-branded Xci continuous wall insulation products for commercial and residential applications.

The facility will feature 12 loading docks as well as conference and training rooms.



## Carlisle's First PVC Manufacturing Line

PVC is a rapidly growing product segment within the commercial roofing industry, and Carlisle is excited to be bringing its 50+ years of single-ply manufacturing and service expertise to this established segment. We will be making a major investment to expand the capabilities of our existing Greenville, IL manufacturing facility, which currently produces EPDM membranes and pressure-sensitive accessory products, to include PVC as part of the high-performance product offering coming out of this plant.

Carlisle's entry into the PVC manufacturing arena is a natural move for the business. PVC is a significant and growing segment of the commercial roofing market, both in the U.S. and in many international markets. Our expertise in EPDM and TPO manufacturing along with our well proven single-ply infrastructure from design assistance to field inspections will assist us greatly as we add PVC to our product mix.

With this investment, Carlisle will be the only roofing manufacturer making its own EPDM, TPO and PVC membranes.

The PVC membranes coming out of this plant will be manufactured using Carlisle's own formulation – the same basic formulation that's been servicing roofs since 1978, and that we've been marketing for more than eight years. The new plant will have manufacturing capabilities to produce standard PVC, Elvaloy® KEE-enhanced, and FleeceBACK® PVC membranes in a one-pass process with no need for secondary steps. Every product manufactured in this facility will be produced on state-of-the-art equipment that utilizes the latest manufacturing developments and process – and quality-control technologies.

**WHERE:**  
Greenville, IL

**PRODUCTS MANUFACTURED:**  
PVC single-ply membranes  
(standard, KEE and FleeceBACK)

**SCHEDULED OPENING:**  
First quarter 2014

**PRIMARY SHIPPING AREA:**  
North America



This is the first of several planned newsletters highlighting the progress of these exciting new additions to Carlisle's infrastructure. The newsletters will be distributed quarterly, providing you with updates on the news and issues associated with our newest manufacturing facilities.

