



PR - ROAD 698 NO. 100
DORADO, PUERTO RICO



AVAILABLE FOR SALE OR LEASE
PHARMACEUTICAL MANUFACTURING PROPERTY

145,000 SF
18.57 AC

PROPERTY OVERVIEW

The subject property consists of approximately 145,000 square feet of manufacturing space situated on 18.57 acres. The facility includes GMP-compliant solid dosage manufacturing operations, modern quality control laboratories, warehousing with 1,673 pallet spaces, administrative offices, and support facilities. The facility began operations in 1983 under Johnson & Johnson and was later operated by Biovail and BluCaribe. In 2016 it was acquired by PuraCap Caribe for manufacturing solid oral dosage pharmaceutical products.

This FDA-approved facility has a robust infrastructure including dual power generators, redundant boilers and chillers, comprehensive water systems, and significant manufacturing capacity of 3 billion tablets annually. This property represents an excellent opportunity for pharmaceutical companies looking to establish or expand operations in Puerto Rico. Additionally, the property can be retrofitted for food manufacturing, medical device manufacturing, food additives, and other types of manufacturing. It can also be converted into pure warehouse space.



PROPERTY HIGHLIGHTS

Property Address: PR-698 No. 100, Dorado, Puerto Rico 00646 – located in the Free Trade Zone

Building Size: 145,000 SF

Acreage: 18.57 acres of prime flat land

Built: 1983

Manufacturing Layout: 28,000 SF of solid dosage manufacturing, 25 Manufacturing rooms (Granulation, Blending, Compression, Coating), Full GMP mid-size Pilot Plant (2 floors), 3 Primary Packaging lines + 8 additional line spaces

Annual Capacity: 3 billion tablets

Warehouse Capacity: 1,673 total pallet spaces

Loading: 3 loading docks

Ceiling Height: 15'7" offices & cafeteria, 27' manufacture, eng. & weighing rooms, staging, lab and 25'34" the warehouse approx.

Office & Lab Layout: 3 Chemical labs (Dissolution, Raw Materials, Finished Product), QA/QC facilities Tech Transfer area, 30+ offices, 3 conference rooms

Utilities & Infrastructure: Dual Power Generators (1.5 MHz each), Two Boilers (diesel/LPG), Two Chillers, Water Systems: 1,500-gallon DI Water tank, 400,000-gallon potable water tank, Two 250,000-gal fire system tanks

Construction: Concrete with galvalume metal siding, Full sprinkler system, Non-flood zone

Parking: 80 auto spaces

Zoning: Industrial



PROPERTY INFRASTRUCTURE

Pharmaceutical Manufacturing equipped with redundancy in all utility equipment:

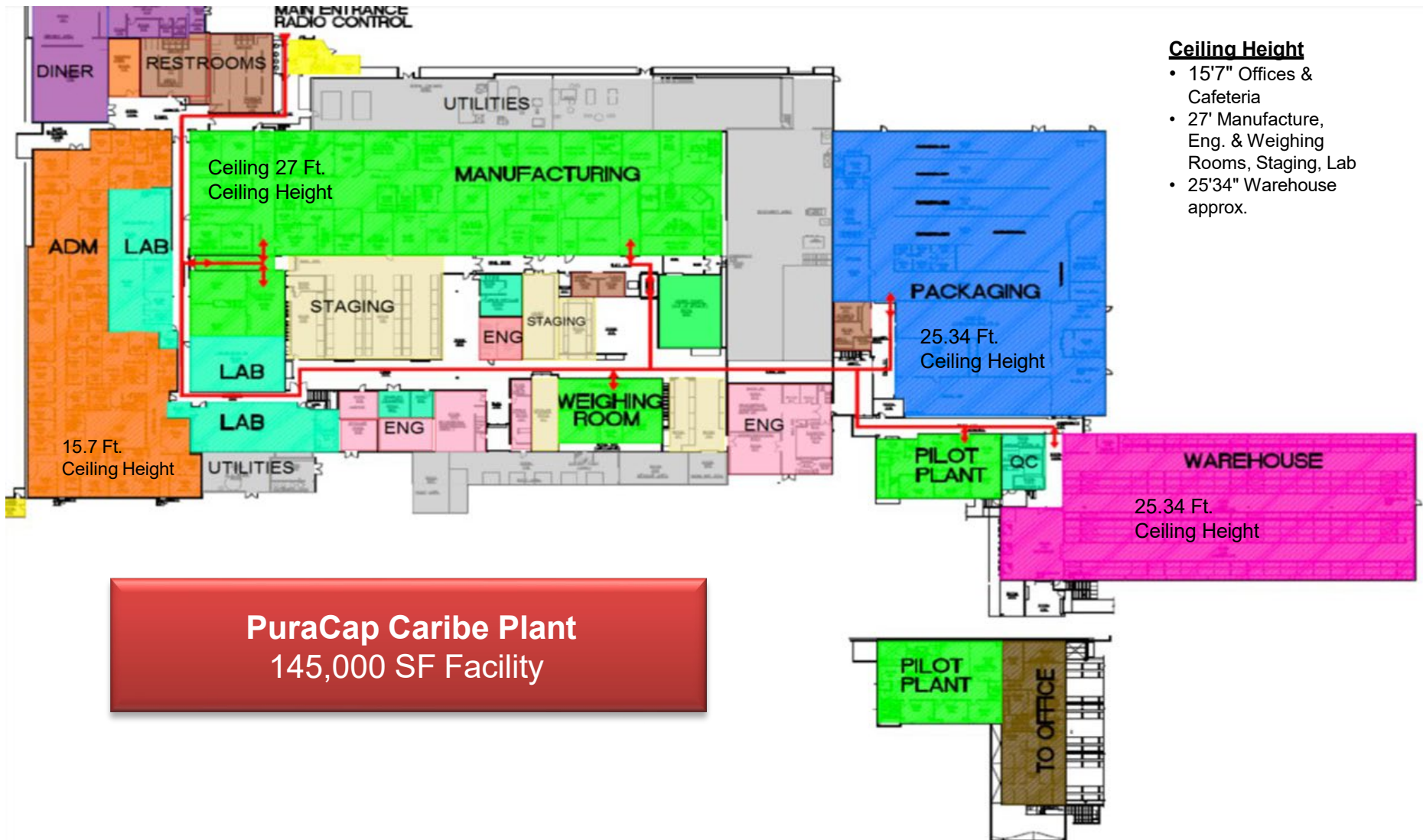
Scale up and cGMP manufacturing of batches for clinical trials, regulated prescription drugs cGMP quality system management, and process validation.

- Equipped with 2 Power Generators (1.5 Megahertz/Power Generator) capacity
- 2 Chillers
- 2 Boilers (operated with diesel or LPG fuel)
- Air Compressor
- Wastewater Treatment Plant
- Soft Hot Potable Water System
- DI Water System with Sanitation Mechanism (Purified Water)

FDA approved, cGMP compliant manufacturing facility:

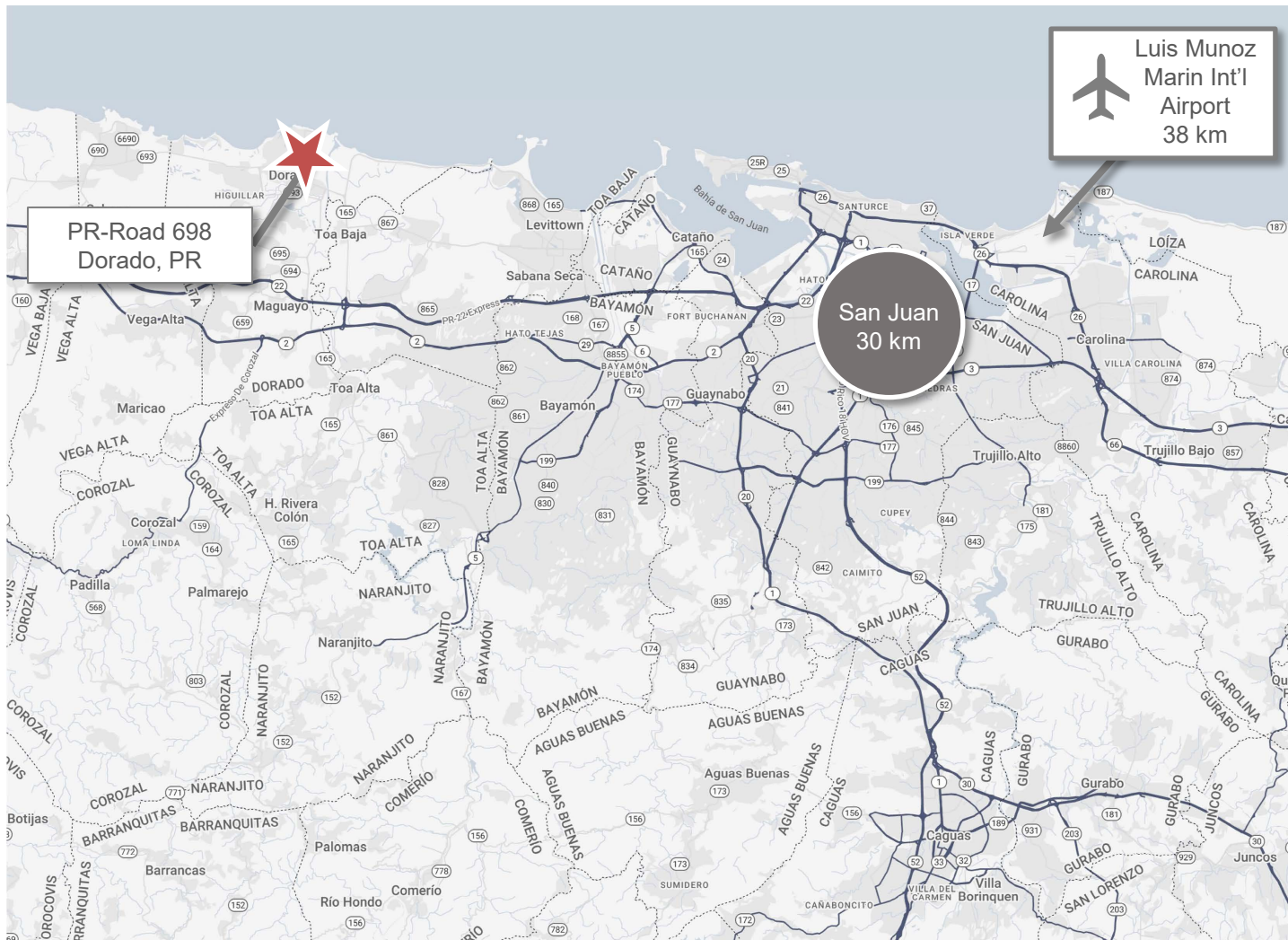
- A total of 28,000 sq ft. dedicated to solid dosage manufacturing operations capable to run 24 hours, seven days per week.
- Equipped with separate full train of manufacturing equipment with several production rooms for commercial production.
- Full GMP Pilot Plant Facility for process development and/or technology transfer.
- Tech Transfer, Method development and Validation Support
- Analytical Testing and Stability Capability
- Capability to manufacture around 3 billion tablets based on product mix (24/7 operation).

PROPERTY LAYOUT

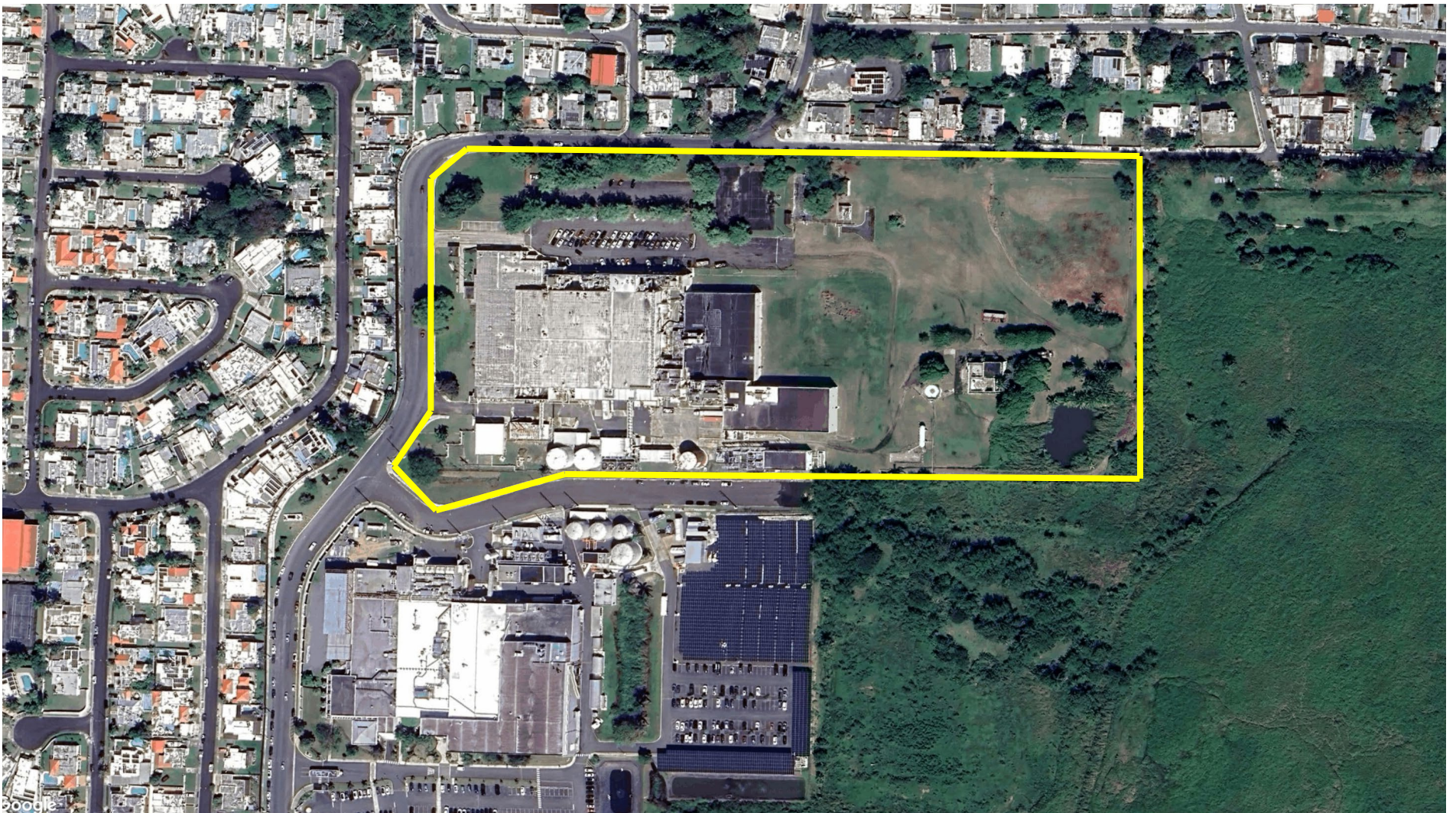


LOCATION OVERVIEW

Dorado is a municipality in Puerto Rico located on the northern coast of the island. Dorado is part of the San Juan-Caguas-Guaynabo-Carolina Metropolitan Statistical Area and covers 23 square miles. It includes PR-2, PR-22 (José de Diego Expressway), and PR-698 with main access to site through Expressway PR-22, providing easy connection to San Juan Metropolitan Area.



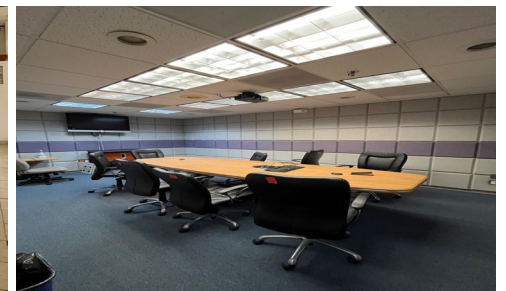
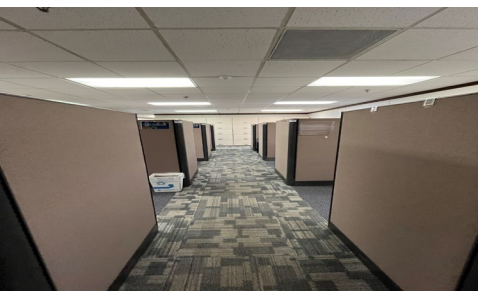
AERIAL VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



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