

For Sale

Pharmaceutical and Manufacturing Facility

PR 782 & PR 183, El Jíbaro Industrial Park, Cidra, PR

As exclusive agent, we are pleased to offer the following:



Property Summary

Overview: 102,000 sf on 37,514 sm of Pharmaceutical and Manufacturing Facility.

First Level:

- Raised floor production area
- Two autoclaves
- Three loading docks receiving with levelers
- QA area
- Sterilization room with autoclave
- Gowning area
- Functional manufacturing area
- Inspection and packaging area
- Chemical laboratory analytic
- Filling room with Hepa filters
- Compounding room with Hepa filter, oven, balance
- Bathrooms (2)

Second Level:

- Executive office area
- Microbiology laboratory
- Document control room with sliding files
- Cafeteria with full equipment
- Bathrooms (4)
- Cargo elevator (5,000 pounds capacity)
- Warehouse 12'
- Freezer
- Company store
- Polymer Chemistry Laboratory
- Other laboratory rooms with production area and clean rooms

Buildings Features:

- Sprinkler system
- Camera CCTV
- Alarm
- Tool & dye shop
- Diesel tank
- Pump station
- Water tank capacity
- Chillers, compressor area
- Electrical room
- Substation
- DI water station
- Chemical storage area
- Freezer for chemical storage
- Compressor area

Exterior Features:

- Internal roadways and side walks
- Extensive landscaping.

Site Security:

Gated complex with one entrance with security guard house. Security Camera's throughout the premises. Fenced perimeter.

For more information and inspection please contact:

Fernando Toro

President
(787) 977-7373 Ext. 22
(787) 402-3900
ftoro@propertyconceptscommercial.com
www.propertyconceptscommercial.com

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