

**PROPERTY VIDEO:** [Click below](#)  
[API Video](#) [Puerto Rico Video](#)

**PHARMACEUTICAL  
MANUFACTURING**

## Puerto Rico **FACILITY**

PR-ROAD 144 JAYUYA ABAJO | PUERTO RICO

### **SITE OVERVIEW**

Site is located in Jayuya, at center of the Island of Puerto Rico, a Commonwealth of the United States of America.

62,000 square feet approximately.

Office/Manufacturing & PKG. 50,740.31 Sq. Ft. Bldg. JA02  
(Warehouse A) 11,343.70 Sq. Ft. (01 & 02) Total Sq. Ft. Main Bldg.  
62,084.01 Sq. Ft.

We can also add JA06 (Office/ Warehouse D/ Infirmary)  
29,273.69 Sq. Ft.

### **SITE CAPABILITIES**

#### **Manufacturing**

- + Oral drug manufacturing & packaging
- + Administrative space
- + Quality Control Laboratories
- + Cafeteria

#### **Engineering & Maintenance**

- + Facilities maintain and repair all site structures
- + Security command center with site electronic surveillance
- + Infirmary
- + Parking lot

*\*\*Pharmaceutical Packaging manufacturing equipment is on the property.*

# FOR SALE or LEASE



## **CONTACT US**

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## **Facility Description**

### **Site Description Summary**

- Site is located in Jayuya, at center of the Island of Puerto Rico, a Commonwealth of the United States of America.
- **62,000** square feet of floor space in 11.010 Cuerdas of land
- Site has been in operation since 1978, producing pharmaceutical drug products For domestic and international markets.

**Site History Summary:** Purchased by Abbott in 2001 and later acquired by AbbVie

### **Site Capability Summary:**

1. Use to Manufacturing:
  - Synthroid tablets from wet or dry granulations.
  - Quality Control Laboratories:
  - Chemical & microbiological labs in full compliance with Regulatory agencies.
2. Engineering & Maintenance:
  - Engineering and maintenance facilities to maintain and repair all site structures.
3. Other Support: Administrative space, cafeteria, security command center with site electronic surveillance, infirmary and parking lot.

### **Manufacturing Buildings Description:**

Manufacturing is divided in 50,740.31 Sq. Ft. subdivided as Office, Manufacturing & packaging area still in operation.

Current portfolio:

- Had API facility in compliance with all its FDA Licensee approvals
- Had API facility Approval in US, EU, South America

## **Former Abbvie Pharmaceutical Property Jayuya Puerto Rico**

**Location:** AbbVie Pharmaceutical PR-Road 144 Jayuya Abajo, Puerto Rico

**SIZE:** Approximately **62,000** square feet additional an Office/ Warehouse D/ Infirmary 29,273.69 Sq. Ft. approx. that can be also included with the sale or Lease

**BUILDING AREAS:** **62,000** Square Ft. approx. Subdivided as follow:

Bldg. JA01 (Office/Manufacturing & PKG.) 50,740.31 Sq. Ft.

Bldg. JA02 (Warehouse A) 11,343.70 Sq. Ft.

(01 & 02) Total Sq. Ft. Main Bldg. 62,084.01 Sq. Ft.

JA06 (Office/ Warehouse D/ Infirmary) 29,273.69 Sq. Ft.

Bldg. JA07 (Office/ (former Gym) 2,557.28 Sq. Ft.

Bldg. JA16 (Chiller Bldg.) 1,415.96 Sq. Ft.

Bldg. JA12 Guard House No. 1 600.00 Sq. Ft.

Bldg. JA13 Guard House No. 2 350.00 Sq. Ft.

950.00 Sq. Ft.

**LAND:** Approximately 51,130.8114 square meters / 13.010 Cuerdas.

**CONSTRUCTION:** Reinforced concrete beams. Columns grid at 30'-0" span approx.

**FUNDATION:** Reinforced concrete slab, cast in place

### **CEILING HEIGHT:**

Bldg. JA01 Administration Area: 15'-4"

Bldg. JA01 Utilities Area 17'-8"

Bldg. JA01 Manufacturing Area 24'-0"

Bldg. JA02 Warehouse a 15'-4"





**AbbVie Pharmaceutical PR-Road 144 Jayuya Abajo, Puerto Rico**



**PROPERTY PICTURES:**









### Utilities Description:

- Nitrogen – Provided by supplier Praxair
- Diesel Fuel
- Propane Gas - Provided by supplier Liquilux
- Chlorinated Water
- Compressed Air
- City Water – 10,800 gals. storage capacity in 12 tanks as follows:
- Deep Well Water – Franchise No. R-FA-Fiaid6-PO-00011-2703201
- Water Purification Sequence for manufacturing
  1. City water
  2. Cartridge (sand) filters
  3. Water softeners
  4. Carbon filters
  5. Reverse osmosis
- Process Water Ezoneva poration System (No process Waste discharged to sanitary
- Electricity – 4,160 V connections to the Public Authority of Electric Energy  
Through three 480 volts sub stations.

Laboratories— The approximate annual capacity of the laboratory is: Current 2,998.81 Sq. Ft. Chemical & Micro Lab. Operation as well Raw Material, incoming & inspection Lab.

Finished Product testing: Uninterruptible Power Supply (UPS)

OSHA requirements for maximum waste capacity: Operation is considered under the small quantity dangerous waste generator requirements.

Support Buildings Description: Operation is supported by Administration Bldg. warehouse and Utilities Facilities.

Engineering & Maintenance Shop Summary: Self-sufficient shop facility (mechanical, electrical, electronic, refrigeration, welding & instrumentation) to provide adequate repair & maintenance to the whole site.

Laboratory, Cafeteria, Infirmary & Security Center Summary:

Lab.- 2,998.82 Sq. Ft.

Cafeteria- 1,860.91 Sq. Ft.

Infirmary- 1,482.41 Sq. Ft.

Security Center summary- 950.00 Sq. Ft.

**ROOF:** Reinforced concrete construction. Metal gable roof on top of a partial area.

**FLOORS:** Epoxy, Carpet

**LIGHTING:** Type Lamps: Fluorescent, Led, Induction, Metal High Sodium, Incandescent

**FIRE PROTECTION:** 200,000 Gals.

**ELECTRIC POWER:** Public Authority of Electric Energy and Two Generators

**COOLING:** Manufacturing floors: 2-Chilled Water 2 units of 300 tons


**TRUCK LOADING:** 7 loading Areas

**PARKING:** Paved parking for 144 vehicles

**FORMER USE:** Pharmaceutical

**ZONING:** I-1 Light Industrial

**BEST USE:** Pharmaceutical, medical-devices, Cannabis industry or any other industrial or manufacturing use



Facility Equipment  
included with the  
Sale or Lease



Facility Equipment included with the Sale:

Item	Key Product	Online Capacity	Average Demand	Current Vendor(s)
				Name
Dust Collectors (P003, P060, P161, P163)	Synthroid	4 units		Torit
Pump for Chilled Water (P128, P129, P130, P131, P132, P133)	Chilled Water	6 units		Bell & Gossett
Cooling Tower (P191, P224)	Chilled Water -JA16	2 unit		Ryowo
Pump for Chilled Water (P192, P193, P194, P195, P196, P197)	Chilled Water -JA16	6 units		Armstrong
Process Waste Water Evaporators (P028, P207)	Waste water evaporation with LPG	2 units		Samsco
Oil Free Air Compressors (SCFM) (P040, P041, P102) ZT-55	OF Compressed Air	3 units		Atlas Copco
Oil Free Air Compressors (SCFM) (P254) ZT-90	OF Compressed Air	1 units		Atlas Copco
Compressed Air Receiver (P052)	OF Compressed Air	1 unit		General Air
HVAC and Dehumidification System (P099, P100)	Air conditioner	2 units		Munters/Trane
Dehumidification System (P053, P054)	Air conditioner	2 units		Munters
Dehumidification System (P135)	Air conditioner	1 units		Air Enterprises
Dehumidification System (P159, P160)	Air conditioner	2 units		Air Enterprises
Dehumidification System (P095, P097)	Air conditioner	2 units		Munters
Dehumidification System (P175)	Air conditioner	1 units		McQuay

<b>Item</b>	<b>Key Product</b>	<b>Online</b>	<b>Average</b>	<b>Current Vendor(s)</b>
Dehumidification System (P167)	Air conditioner	1 unit		Airflow Company
Condensing Units P172	Air conditioner - Communication room	1 Unit		Carrier
Exhaust Fan (P065, P066, P139 and P165)	Exhaust	4 Units		American Fan Co.
Air Handling Units (P173, P174)	Air conditioner	2 units		McQuay
Air Handling Units (P183, P184)	Air conditioner	2 units		York
Air Handling Units (P232)		1 unit		
Air Handling Units (P231)		1 unit		
Air Handling Units (P157)	Air conditioner	1 unit		Carrier
Substation 1 (P018)	Electricity	1 unit		McGraw Edison
Substation 2 (P137)	Electricity	1 unit		Cutler Hammer
Substation 3 (P138)	Electricity	1 unit		Megatran
Emergency Power Generator (P047)	Building JA-01	1 unit		Caterpillar
Emergency Power Generator (P136)	Building JA-01	1 unit		Onan
Diesel Day Tanks (P048, P049)	Diesel for Emergency Generators	2 units	1,120 gallons	

Item	Key Product	Online	Average	Current Vendor(s)
Diesel Bulk Tank (P142)	Diesel for Emergency Generators	1 unit	15,000 gallons	Alonso & Carus
Diesel Bulk Tank (PXXX)	Diesel for Emergency Generators	1 unit	10,000 gallons	Alonso & Carus
Diesel Tank and Fire Pump (P143)	Diesel for Fire Sprinkler System	1 unit	250 gallons	
Diesel Distribution Pump (P155)	Emergency Generators	1 unit		Viking Pump Distributors
Diesel Charging Pump (P156)	Emergency Generators	1 unit		Viking Pump Distributors
Nitrogen Tank and Relieve Valve (P166 and P169)	Nitrogen	2 units		Praxair
Chlorine Water Solution (P025, P059, P180 and P233)	Chlorine water	4 units	2000 gallons	Wallace & Tiernan
Water Softener (P069)	Purified Water	1 unit		Siemens Water Technology
Break Tank (P070)	Purified Water	1 unit		Siemens Water Technology
Reverse Osmosis Unit (P071)	Purified Water	1 unit		Siemens Water Technology
Power Supply Control Panel (P072)	Purified Water	1 unit		Siemens Water Technology
HWS CDI LX10 Skid (P073)	Purified Water	1 unit		Siemens Water Technology
TOC UV Light Unit (P074)	Purified Water	1 unit		Siemens Water Technology

Item	Key Product	Online	Average	Current Vendor(s)
Storage Tank (P076)	Purified Water	1 unit		Siemens Water Technology
Ozone Destruction Unit (P077, P078)	Purified Water	2 units		Siemens Water Technology
Main Control Panel (P079)	Purified Water	1 unit		Siemens Water Technology
Neslab Chiller (P082)	Purified Water	1 unit		Neslab Instruments
Oxygen Generator (P089)	Purified Water	1 unit		Siemens Water Technology
Ozone Generator (P075, P090)	Purified Water	2 units		Siemens Water Technology
Hidraulic Pump (P091)	Purified Water	1 unit		Siemens Water Technology
Dessicant Dryer (P185)	Purified Water	1 unit		LHA-13
UV Light Unit (P187 and P198)	Purified Water	2 Units		NeoTech
Activated carbon Filter (P199)	Purified Water	1 unit		
Potable Water Tanks (P144, P145, P153, P154, P251, P250, P219, P220, P244)	Potable Water	9 units		
Pumps for Potable Water (P149, P150)	Potable Water	2 units		Gould Pumps
Propane Gas System (PS006)	Propane Gas	1 unit		Liquilux

**Notes:**

- (1) Replacement time should include ordering, delivery, set up and validation.
- (2) Replacement cost should include purchase, set up and validation per unit.

**Definitions:**

PPH = Pound Per Hour

GPM = Gallon Per Minutes

# EquipNet, Inc.

(an authorized agent of the seller)

# Invoice

**5 Dan Road  
Canton, MA  
02021 USA**

INVOICE #	DATE
109155	March 15, 2022

BILL TO	SHIP TO
LeaRis KN Life Science Attn: LeaRis KN Life Science Road 144 Km 2.6 Jayuya Industrial Complex Jayuya Abajo Ward Jayuya, PR 00725 USA	LeaRis KN Life Science Attn: Satish Iduru Road 144 Km 2.6 Jayuya Industrial Complex Jayuya Abajo Ward Jayuya, PR 00725 USA

ORDER#	TERMS	DUE DATE	PAYMENT INSTRUCTIONS
104941	Due on receipt	March 15, 2022	See Page 2 of your invoice

ITEM	DESCRIPTION	LISTING NO.	QTY	RATE	AMOUNT in USD
Equipment	Complete Lakso Reformer 990 Tablet Capsule Bottle Filling Line  <b>Also includes:</b> Omega 5D-RP3-20 Bottler Unscrambler OMEGA LFBP-1W-30 Bottle Elevator Donaldson VS1500 Dust Collector Lakso Reformer 450 Tablet And Capsule Counter Filler Metolift Drum Lifter Model M2510-20 capacity 150 kg IMA Cottoner 300 Donaldson Torit VS 550 Dust Collector Ceia Metal Detector THS/21 Fowler Zalkin Model CA8-320-NG Rotary Capper Enercon Industries LM 3785-07 Incution Sealer Garvey 9700 Series Accumulating Conveyor Fowler Zalkin Model CA8/320NG Retorquer Machine Control System Thermo Scientific InScan X Ray System 100HT Universal Machine Accumulator D17003 IMA Sensitive Roto Labelling Machine For Vials And Bottles MicroScan LVS-9510 Barcode Verifier IMA CPV15 Top Loading Case Packing Machine With Antares Vision VM1300 187 Rontech RM650 Revolver Magazine IMA BFB FlexPalletizer Enercon Super Seal Touch 700 Induction Sealer Weber Packaging Solutions Inc. 5300 L.H. DOM Label Printer Applicator Domino DPX 1000 Fume Extractor	856540	1	165000	\$165,000.00
Outsourced Services:Removal & Disassembly	Disconnection, transport to loading area. Loading of the equipment on truck provided by Rigger.				\$80,000.00
Buyer Premium	.		165000	0.185	\$30,525.00
<b>Total</b>					<b>\$275,525.00</b>

EquipNet invoices this sale on behalf of the seller.  
Title to the equipment passes to the buyer EXW Origin.  
Unless itemized on the invoice, the buyer is responsible for all taxes associated with their purchase.  
All purchases are subject to EquipNet's terms and conditions as listed on our website [www.EquipNet.com](http://www.EquipNet.com)  
**All amounts are in United States Dollars.**



**AbbVie Pharmaceutical Jayuya Pictures:**



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# BINSWANGER

## PUERTO RICO

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#### PROPERTY VIDEO: [Click below](#)

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