



PHARMACEUTICAL MANUFACTURING FACILITY

134,500SF - Available for Sale or Lease

KM. HM 1.3 PR road #909 Mariana
Humacao, Puerto Rico

Entrance



Labs



Site Description

SIZE:

134,500 SF

ACREAGE:

12.58 Acres

LOADING DOCKS:

8 Loading Docks

ZONING:

Industrial 1 Light Industrial

PAST USE:

Site has been in operation since 1975, producing pharmaceutical drug products for domestic and international markets.

SITE HISTORY:

The site was a pharmaceutical, consumer healthcare manufacturing company producing Gas-X (simethicone), the laxative Ex-Lax – Sentinel, Interceptor, and Milbemax for GlaxoSmithKline (GSK) under the Consumer Healthcare division. The plant also produced animal health products.



BINSWANGER
Established 1931

A large, well-lit industrial warehouse with a high ceiling, exposed steel trusses, and numerous overhead lights. The floor is polished concrete. In the background, there are white storage units and yellow pallet racks. A yellow forklift is parked in the center.

Warehouse

A view of several large, grey roll-up dock doors in a warehouse. The floor is polished concrete with green and yellow safety markings in front of the doors. A yellow forklift is visible in the background.

Dock Doors

A modern office space with several workstations. Each workstation has a white desk, a computer monitor, and a black office chair. The office is well-lit with large windows on the left side.

Offices

Site Capability:

MANUFACTURING:

- Ex-Lax tablets from wet or dry granulations.
- Quality Control Laboratories testing including brand new Stability Center.
- Chemical & microbiological labs that were in compliance with Regulatory agencies.

ENGINEERING & MAINTENANCE:

Engineering and maintenance facilities to maintain and repair all site structures.

OTHER SUPPORT:

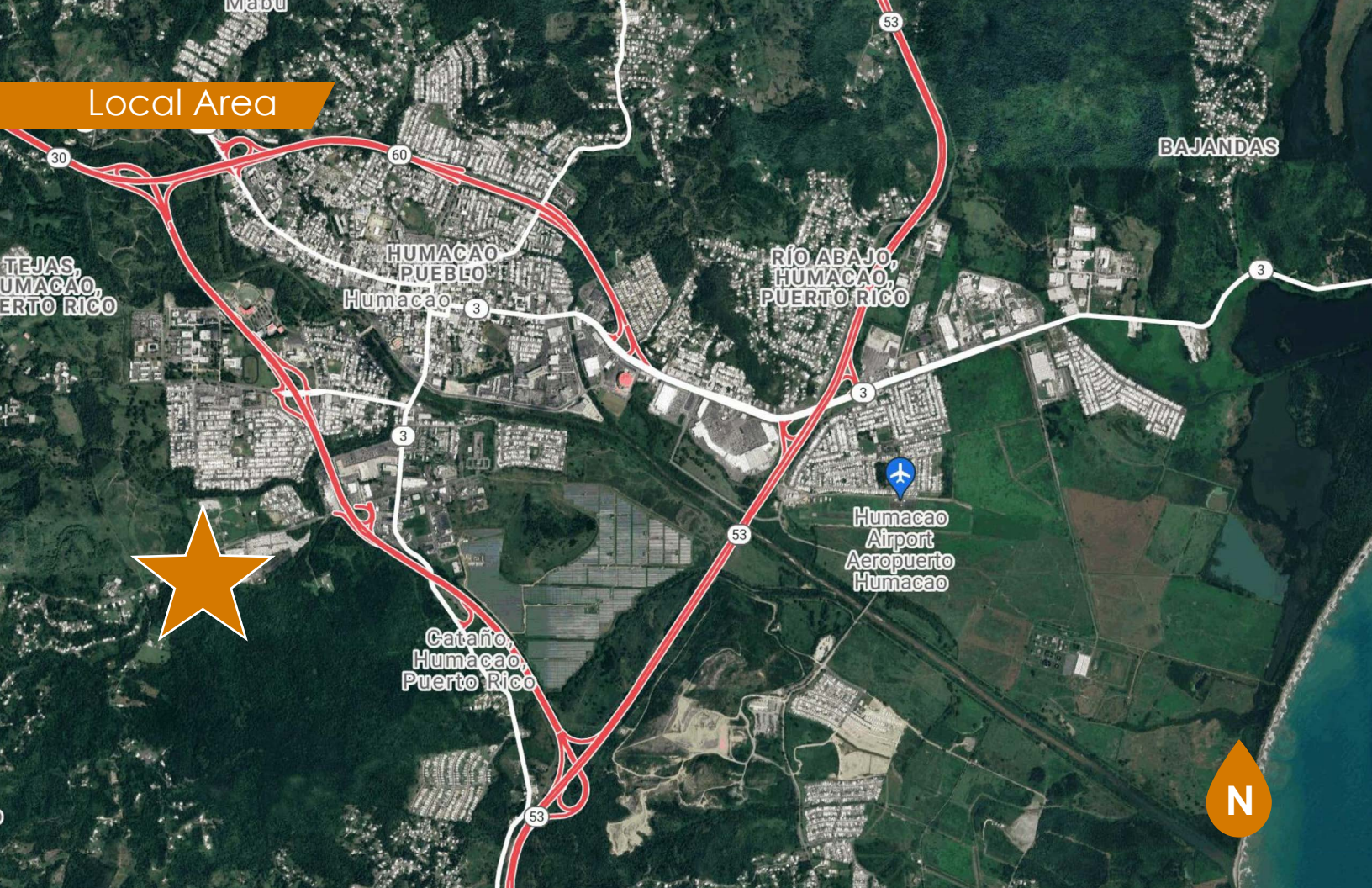
Administrative space, cafeteria, security command center with site electronic surveillance, infirmary and parking lot.

PARKING:

307 Cars

Amenities:

- An ornamental eight foot fence and an eight foot chain link fence surrounds the property Barbed wire is affixed to the top of the chain link fence, both in excellent condition
- Employee parking lots are segregated from main building and secured by barrier arm gates
- All access gates are motorized and equipped with a battery back up for continuous use during a power failure
- Site is monitored 24/7 by G4S, a contracted security guard force
- Site is equipped with a proximity ID badge system to allow identification of personnel inside company premises
- Site is fully equipped with a security surveillance system
- Fully Upgraded Utilities includes USP Water Systems, Steam and Water Boilers, Chiller Plant, HEPA Filtered
- Air Handling Units, Oil Free Air Compressors and Emergency Generators
- Highly qualified workforce in Puerto Rico with extensive experience
- Highly competitive in terms of logistics, transportation and supplier infrastructure with convenient access to US and Latin America



Location:

Site is located in KM. HM 1.3 PR road #909 Mariana, Humacao, Puerto Rico, at eastern end of the Island of Puerto Rico, a Commonwealth of the United States of America.

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