

# World-Class 423,553 +/- SF Pharmaceutical Plant

## 2150 Perrowville Road, Forest, Virginia, Lynchburg Metro



- Production, quality control labs, packaging, distribution and office space all under one roof
- Fully-conditioned
- Fully-equipped DEA vaults and cages



Virginia  
Economic  
Development  
Partnership



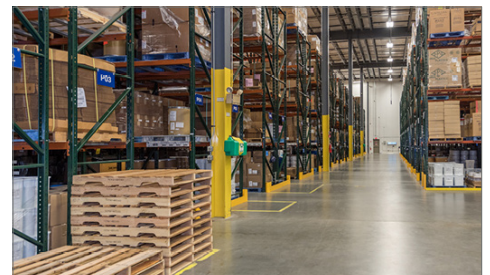
### 423,553 SF of warehouse, production, lab and office space

JLL, as exclusive advisor, is pleased to offer the opportunity to acquire the Teva Pharmaceutical Facility (the "Property"), located at 2150 Perrowville Road in Forest, Virginia. The Property is 423,553 square feet consisting of approximately 54,101 square feet of office space, 46,547 square feet of mechanical space, 124,335 square feet of manufacturing space, 167,191 square feet of warehouse space and 31,379 square feet of laboratory space. The Property sits on 58 +/- acres of land. It was originally commissioned in 1985 by Galileo Industries and has been operational as a laboratory, production and distribution facility since that time. It is strategically located in the Mid-Atlantic with access to major markets and numerous universities providing a continuously renewing talent-pool.



### Pharmaceutical capabilities

- Capacity of up to 5.8 billion OSD manufacturing and up to 5.4 billion doses packaging
- Broad scope of manufacturing capabilities: direct compression, high shear, extended release, Rotor capabilities, Wurster capabilities, potent and non-potent compounds, controlled substances, solvent usages, tablets and liquid filled capsules, banding, tray and fluid bed drying
- Additional manufacturing capabilities include: multilayer compression, liquid filled hard gelatin capsules, core coating compression
- Serialized bottle and blister packaging capabilities include: unit dose blisters and specialty blister packaging, friable/fragile packaging and automated packaging
- Three DEA vaults (main, manufacturing in-process and stability and retention) and DEA cage for controlled substance storage; approximately 25,000 SF and 1,000 storage bin locations
- Designated R&D area for pilot scale and commercial scale manufacturing and packaging



### Access

- Within a two-day drive of 75% of the nation's consumers
- Located in foreign trade zone (FTZ) #238
- Rail service to region through CSX and Norfolk Southern



<b>Property Address</b>	2150 Perrowville Road, Forest, Virginia
<b>Market</b>	Lynchburg, Virginia (Bedford County)
<b>Building Size</b>	423,553 SF
<b>Ceilings</b>	32' - 34' clear
<b>Parcel Size</b>	58 +/- acres
<b>Year Built</b>	1985, all roofing original; Expansions in 1997, 2001 and 2006
<b>Zoning</b>	PID (Planned Industrial Development District)
<b>Parking</b>	540 spaces
<b>Loading Dock</b>	Separate incoming and outgoing docks, 9 dock doors (8' x 10'), 1 drive-in door
<b>Security</b>	Parking lot security checkpoint, 12 camera servers, 530 networked security cameras
<b>Amenity Spaces</b>	Cafeteria, conference rooms, training room
<b>Gas</b>	Provided by Columbia Gas
<b>HVAC</b>	<ul style="list-style-type: none"> <li>▪ HEPA filtered, temperature and humidity-controlled environment for all Manufacturing and Packaging areas</li> <li>▪ Differential pressure controls in place to prevent cross contamination</li> <li>▪ Controlled and monitored by a central Building Automation System</li> <li>▪ Low humidity (RH &lt; 25%) technology on two Packaging lines and one Manufacturing suite</li> </ul>
<b>Purified Water</b>	<ul style="list-style-type: none"> <li>▪ Six ion exchange systems with a total maximum capacity of 110 gallons per minute</li> <li>▪ New RO/EDI system with state-of-the-art distribution and sanitization technology. Generation capacity is 20 gallons per minute with a break tank capacity of 3,000 gallons</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li>▪ Provided by AEP with dual power feed, serviced on Perrowville Road</li> <li>▪ Main electrical power supply – 12.47KV, substation capacity 22.4 MVA</li> <li>▪ Eight isolated substations within site with secondary voltage of 3PH/480VAC</li> <li>▪ Three diesel power generators with a total capacity of 2.35MW and automatic transfer upon loss of power detection</li> <li>▪ Three Uninterruptable Power Supply units with total capacity of 160KW for critical loads</li> </ul>
<b>Steam</b>	<ul style="list-style-type: none"> <li>▪ Three 400 BHP and one 300 BHP natural gas fired, firetube boilers</li> <li>▪ 51 Klb/hr steam capacity at 60 psig</li> <li>▪ Rockwell Automation Burner and Combustion Management control systems</li> </ul>
<b>Compressed Air</b>	<ul style="list-style-type: none"> <li>▪ Three Ingersoll Rand 200HP, oil free compressors rated at 800 SCFM each. Two of these compressors were purchased and installed in 2014</li> <li>▪ Three Ingersoll Rand Desiccant Dryers</li> </ul>
<b>Chilled Water</b>	<ul style="list-style-type: none"> <li>▪ Six York chillers producing 2,800 tons of 41° F chilled water</li> <li>▪ Distribution system is controlled by Variable Frequency Drives and controlled by the Building Automation System</li> </ul>
<b>Nitrogen</b>	<ul style="list-style-type: none"> <li>▪ Two 1,750 lb storage tanks with a centralized distribution system to special processing areas and equipment</li> <li>▪ On-line telemetry system for volume and pressure monitoring</li> <li>▪ Installed and commissioned in 2016</li> </ul>
<b>Catalytic Oxidation</b>	<ul style="list-style-type: none"> <li>▪ Anguil Environmental Systems, Model 75 Regenerative Thermal Oxidizer with a rated capacity of 8,000 SCFM, VOC laden process gas, at 98% destruction rate efficiency</li> <li>▪ Installed in 2016</li> </ul>
<b>Fire Suppression</b>	<ul style="list-style-type: none"> <li>▪ ESFR with fire pumps</li> <li>▪ One 1,500 GPM diesel fire water pump supplying eleven sprinkler risers throughout the entire facility</li> <li>▪ Dry chemical system for IT, Solvent Storage, and HAZMAT building areas</li> </ul>
<b>Potable Water</b>	<ul style="list-style-type: none"> <li>▪ 12-inch main potable water line supply from Bedford County</li> <li>▪ All water supplied to site meets EPA standards of the Clean Water Drinking Act</li> <li>▪ Water supplies the entire building including production, laboratories, warehouses and technical such as boilers, chillers, and systems such as sprinklers, softeners and fire preventive points</li> <li>▪ Routine potable system monitoring by Bedford County according to regulations for drinking water by internal and external laboratories</li> </ul>
<b>Water Neutralization</b>	<ul style="list-style-type: none"> <li>▪ Neutralization impacts water pH</li> <li>▪ Qty 1 – 12,500 Gallon Storage Tank; Qty 1 – 12,500 Gallon Treatment Tank</li> <li>▪ System Daily Capacity – 62,000 Gallons</li> <li>▪ PLC based control and user interface</li> <li>▪ Existing permit for pH neutralization prior to discharge to POTW</li> </ul>