

# Biologics Manufacturing Facility

6000 Royalmount, Montreal, Quebec, Canada

# For Sale

## Building Features

- Capacity:
  - Mammalian (500 L working volume, BL-1 capable; 2,500 L working volume, BL-1 capable)
  - Microbial (2,500 L working volume, BL-2 capable)
- Complete segregation of microbial and mammalian processing areas.
- Can be converted to a dedicated mammalian or microbial capacity.
- Expansion capability for either microbial or mammalian production within the existing building.
- Large scale expansion capability in adjacent building structure. Designed for a minimum 3 X 10,000 L working volume mammalian production, but can be built out as microbial fermentation.
- Full clean utilities available (PW system, WFI system, HVAC) to support concurrent mammalian and microbial production within existing building.
- Near operational; plant was shut down in final stages of validation.



- 66,000 SF (6,130 M<sup>2</sup>) 2-story manufacturing lab building.
- 34,992 SF (3,250 M<sup>2</sup>) validated warehouse/mezzanine with 2°C - 8°C and -20°C temperature controlled areas.
- 85,626 SF (7,955 M<sup>2</sup>) 3-story steel structure for manufacturing expansion (not included in SF/M<sup>2</sup>).

**100,992 SF**  
**(9,380 M<sup>2</sup>)**

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- Fully equipped laboratory.
- Complete documentation of all
  - Building Systems
  - Manufacturing Operations
- QC Laboratories (Including: validation, SOPs, maintenance & calibration, equipment files & manuals, IQ & OQ).



- Tax benefits and/or government support programs available for reinvestment and manpower training.
- Close proximity to Montréal International Airport.
- Adjacent to Biotechnology Research Institute-BRI (the largest biotechnology institute in Canada).

Please Contact Exclusive Marketing Agents For Additional Information

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