



INDUSTRIAL PROPERTY

FOR SALE & LEASE

±40,000 SF PHARMACEUTICAL BUILDING & MANUFACTURING FACILITY

43 West Street, East Hanover, NJ 07936

For More Information, Contact the Exclusive Brokers

TROY SCHAAFSMA | *Senior Associate* | troys@blauberg.com | 973.379.6644 x116

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LOCATION DESCRIPTION

Approx. 1.4 Miles to Route 10

Approx. 3.4 Miles to I-280

Approx. 4.6 Miles to I-80

Approx. 10 Miles to I-78

Approx. 19.5 Miles to Newark Liberty International Airport

INTERIOR DESCRIPTION

High Capacity Facility Ready for Immediate Occupancy

±40,000 SF Building Size

Lot Size at ±2.52 Acres (Block 42, Lot 45.03)

Zoned Light Industrial

Parking 70/80 Spaces

Previously Occupied by Pliva & Barr Labs

4,000 Amps, 277/480V (Wing A)

860 Amps, 480V (Wing C)V Blenders, Bantam Pulverizers, Flo-Coaters, Hi-Coaters, Fitzmills (Equipment Subject to Availability)

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	40,000 SF
Building Size:	40,000 SF

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Executive Summary

- 43 West Street offers 3 building sections, well-equipped for chemistry-related activities, primarily Oral Solid Dosage (OSD) manufacturing with advanced coating capabilities.
- The facilities have a rich history, previously owned by Pliva, Barr and Teva before being occupied by Innophos Corp.
- Each building is equipped with essential infrastructure, Micro Lab including HVAC, Boilers, Chillers, Steam and Deionized Water (DI).
- The Facilities are in excellent condition, meticulously following Current Good Manufacturing Practices (cGMP) protocols, creating a highly compliant operating environment.
- Onnophos operates on-site, through the end of 2023, ensuring smooth transitions for potential new operations with minimal investment.

Building 43 Highlights

- Spans 40,000 SF of OSD production space with integrated operations, blending, drying and QA/QC labs.
- Boasts numerous compression suites and robust coating capacities, enhancing production capabilities.
- Features an Analytical Lab area, ensuring precise quality control. Exclusively geared for Aqueous and Dry Blend OSD production, with humidity control capabilities for specific products.
- Equipped with cutting-edge production equipment, including Collette Gral, V Blenders, Acela Cota Coating Machines and DI water systems.

Process Flow and GMP Assessment

- Building 43 maintains proper configurations and layouts for efficient cGMP operations.
- Successfully passed FDA inspection for cGMP compliance and conformance, validating its high standards.
- Shipping and Receiving protocols are well-established, ensuring smooth logistics and regulatory adherence.

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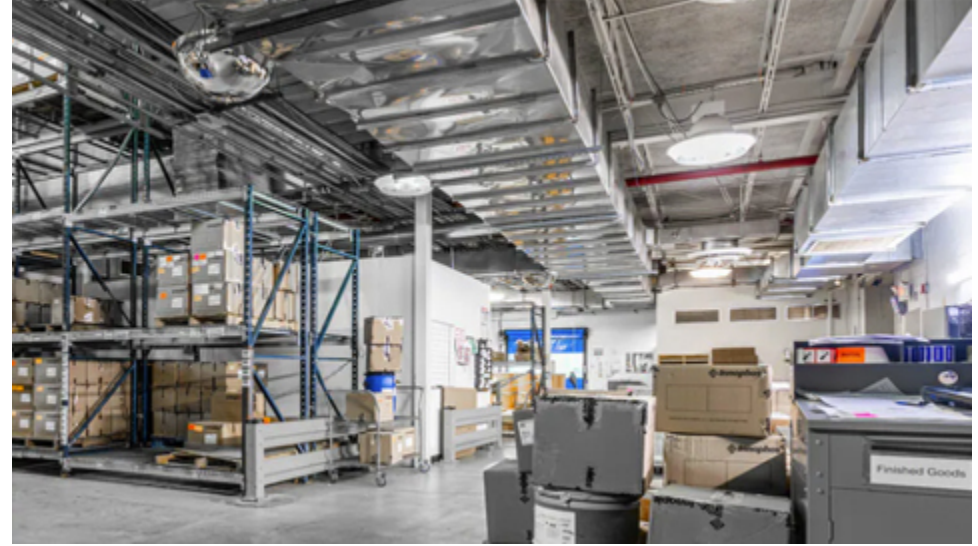
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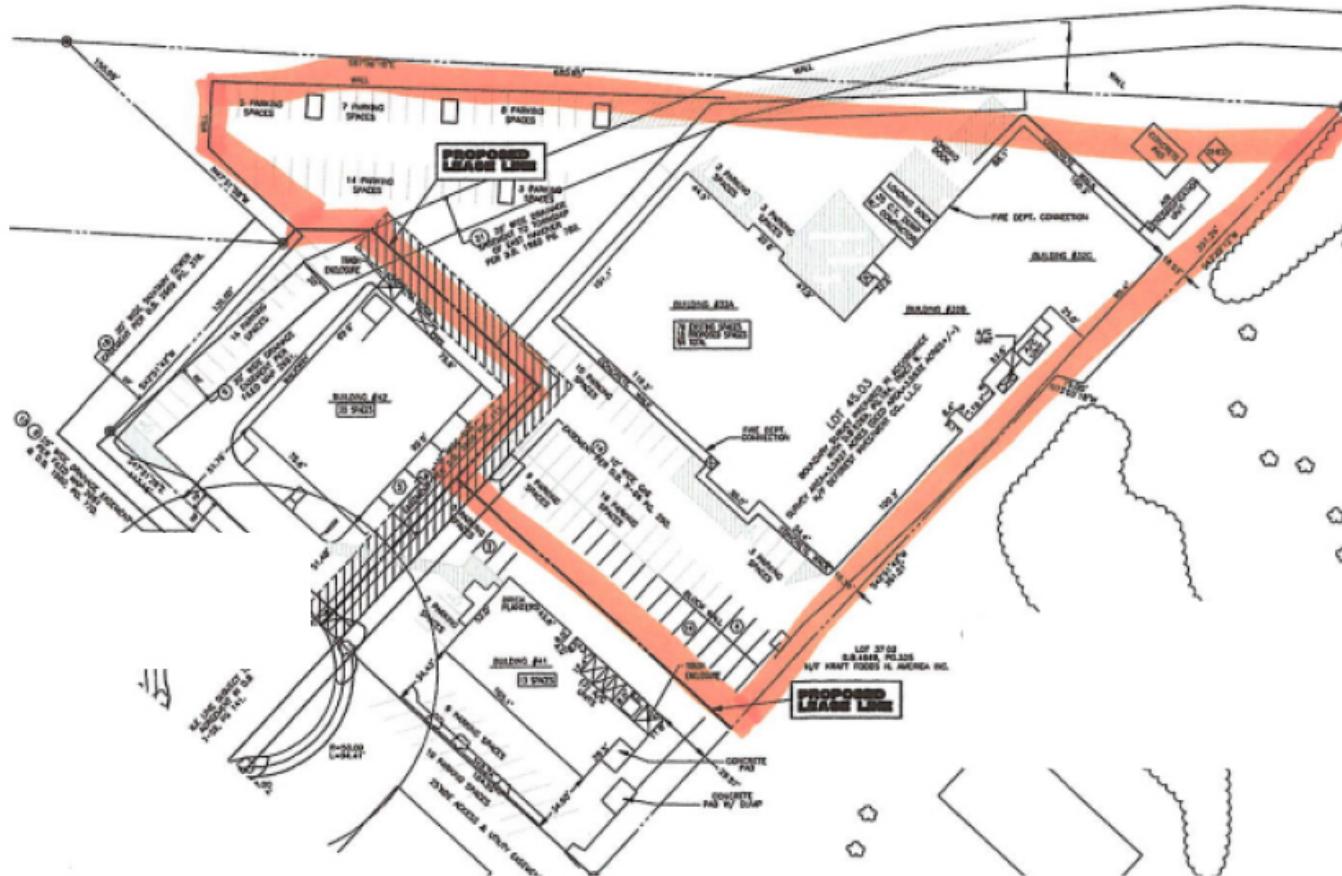
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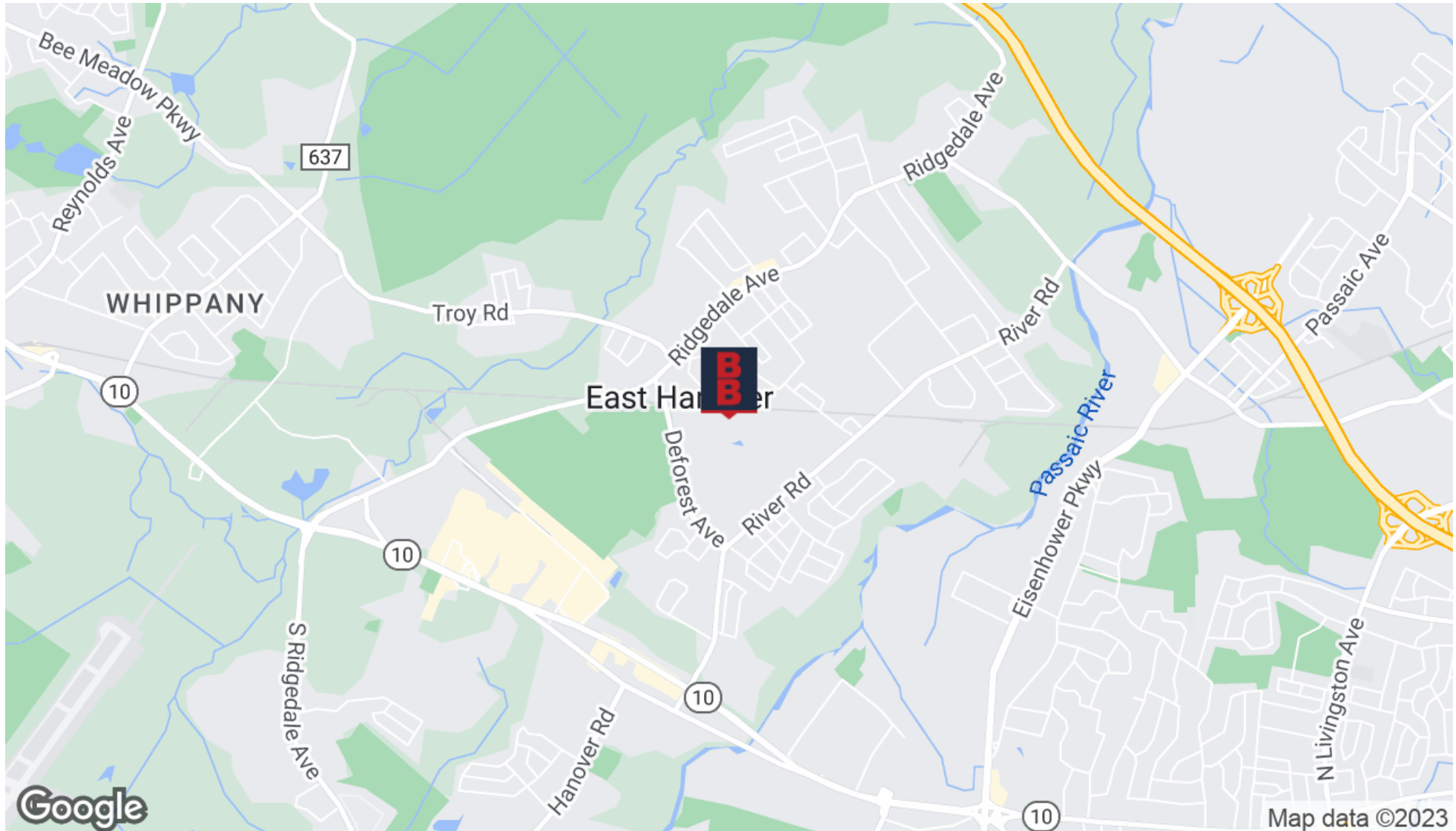
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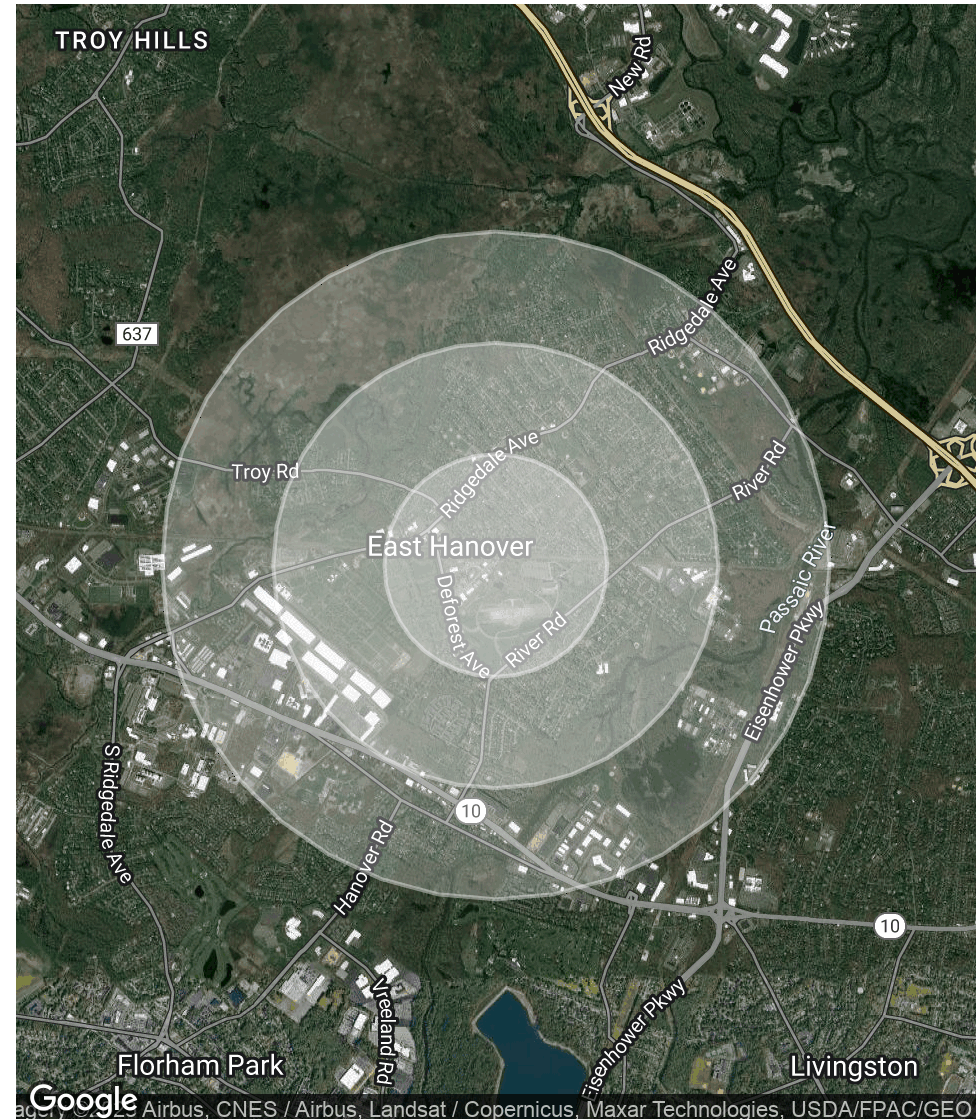
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,646	5,542	9,508
Average Age	41.9	40.8	42.7
Average Age (Male)	42.7	41.2	42.7
Average Age (Female)	41.2	40.9	43.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	515	1,826	3,329
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$165,171	\$156,790	\$162,447
Average House Value	\$605,658	\$580,832	\$592,441

* Demographic data derived from 2020 ACS - US Census



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