

FOR SALE

PONCE FACILITY – Medical Device Manufacturing

PR-Road 591, Punto Oro Industrial Sector – 114,755 SF



PROPERTY OVERVIEW

Site is located in Ponce, Puerto Rico, a Commonwealth of the United States of America.

- 114,755 square feet of floor space on approximately 13.42 acres – year built 1977, renovation 2011
- Raw Material Warehouse: 7,462 SF
- WIP and Shipping Warehouse: 9,870 SF
- Office and Associated Admin Areas: 32,488 SF
- Packaging Area: 15,363 SF
- GMP Manufacturing Area: 29,728 SF
- QA/QC Labs: 4,000 SF
- Site History Summary: 1977-2020 - Medical Device manufacturing facility engaged in the production of glucose monitoring strips for diabetes care patients.

Actual Aerial View



PROPERTY WEBSITE: www.cbre.us/poncefacility

VICENTE RIOS

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INFRASTRUCTURE OVERVIEW

SPECIFICATIONS	
Foundation	Concrete slab.
Exterior Walls	Concrete and concrete blocks.
Roof Cover	Structural steel frame with built up roof.
Floor Coverings	Office and common area floor coverings consist of commercial grade short loop carpeting and vinyl tile over concrete. Warehouse floor is mostly polished concrete.
Interior Walls	Concrete blocks, gypsum board on office.
Ceilings	The office and production ceilings are comprised of suspended acoustical tile. Exposed ceiling on warehouse area. Heights vary from 9 ft. to 18 ft.
Lighting	Office and production areas lighting is provided by suspended fluorescent tube fixtures.
HVAC / Mechanical Utilities	Central units with two ammonia chillers (two redundant units – 478 tons each) with Ammonia Scrubber System. Full Environmental Control Systems for manufacturing (temp & humidity) and warehouse (temp). Two compressed air units. Unit 1 – 750 cfm, Unit 2 – 600 cfm.
Electrical	On site substation – 3 MV, 750 KVA UPS and battery backup. 421 KW Solar Panel Array, two 1.5 MW backup diesel power generators.
Water	10,000 gallon – City potable tank, 250,000 gallons fire protection tank. 100,000 gallons water recovery tank, two redundant RODI water systems. On site PH treatment.
GMP Manufacturing Areas	+/- 29,728 SF
Life Safety and Fire	The building includes a ceiling sprinkler system as well as a rack sprinkler in the warehouse area. Loading dock doors – 175 MPH wind resistant seismic bracing for racks and sprinkler system.
Parking	397

SUPPORTING UTILITIES

Energy Efficiency:

- Photovoltaic Power System: 485 KVA solar panel system supported by a 371 KVA inverter, with a start-up date of May 17, 2019. The system is mounted on steel frames with wind speed capacity of 175 MPH, 20-year warranty.
- Ammonia HVAC Chillers: Two redundant units of 478 tons each, in environmental compliance with energy saving of 40% as compared to a typical chiller.

Electrical:

- On Site Power Substation: 3 MW
- Electrical Protection: UPS and battery back-up units for manufacturing equipment and data rooms.
- Power Generators: 2 redundant units with intelligent ATS and switch gear 1.5 total megawatts.

Water:

- 10,000 Gals city potable water tank
- 100,000 Gals water recovery tank (rain & condensers)
- 250,000 Gals fire protection tank
- Reverse osmosis water system
- On site PH treatment plant for cooling tower and lab water discharges

Mechanical Utilities:

- Ammonia Chillers: Two redundant units (478 tons each)
- Ammonia Scrubber System
- HVAC: Environmental controls
- Compress Air: Two redundant units (750 cfm VFD) and (600 cfm on/off)
- Walk-In Cooler: Raw materials (16' x 10')
- Coolers: Enzyme storage - -86 C below zero
- Nitrogen generators (2)
- IT redundant infrastructure and network communication

See property website www.cbre.us/poncefacility for more information.

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PROPERTY PHOTOS

Manufacturing Area



Material Receiving Area



Solar Panel Installation



Warehouse



North Plant View



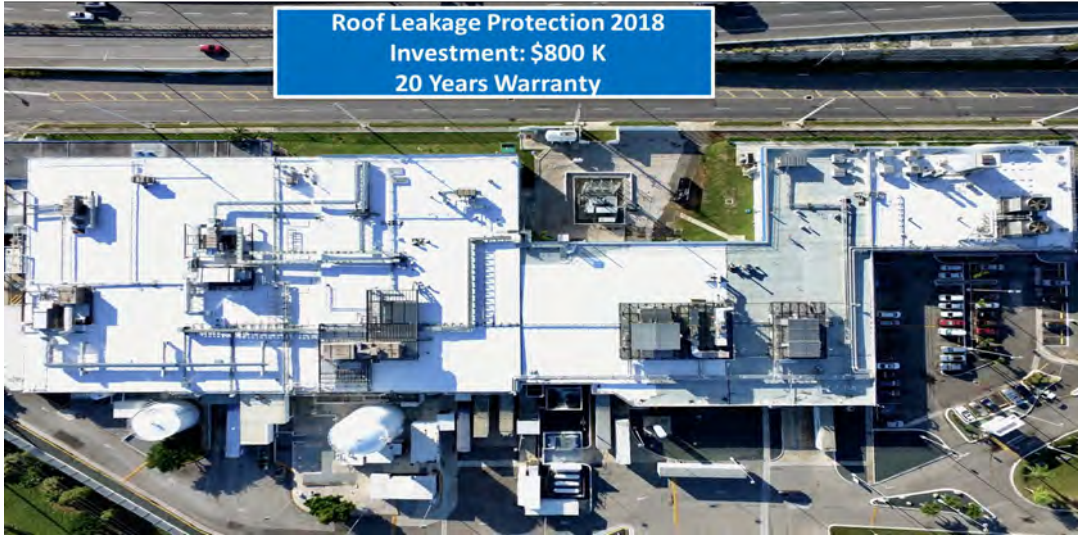
Emergency Back-Up Generator



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PONCE FACILITY

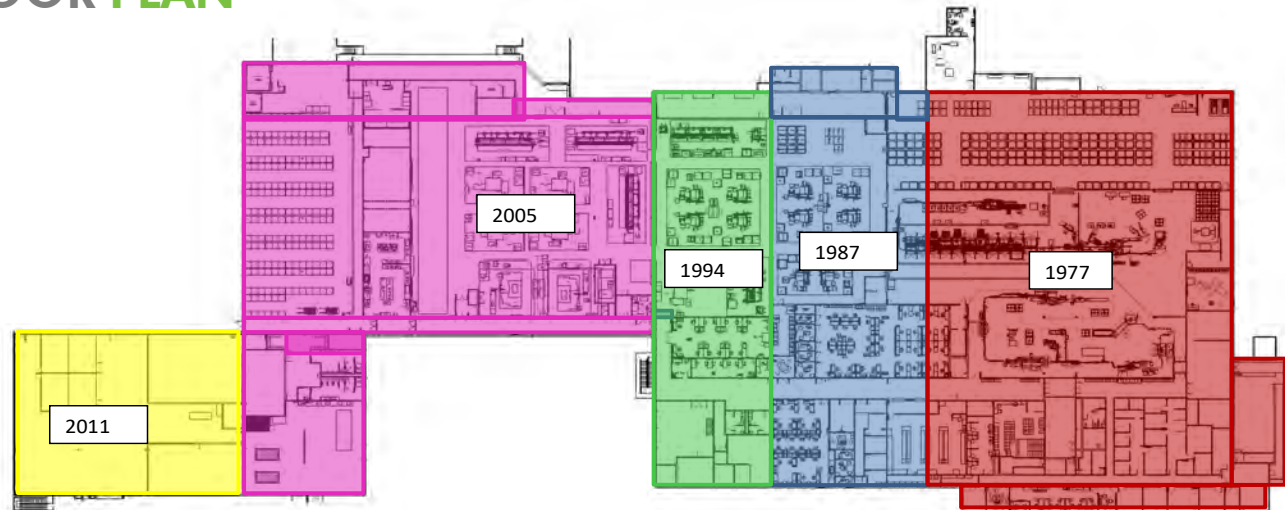
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AERIAL VIEW



FLOOR PLAN



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SITE LOCATION ON ISLAND



FOR FURTHER INFORMATION AND TO ARRANGE A TOUR, PLEASE CONTACT:

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