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.

PROPERTY WEBSITE:  www.cbre.us/poncefacility

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FOR SALE
PR-Road 144 Jayuya Abajo, Puerto Rico

INFRASTRUCTURE OVERVIEW

<table>
<thead>
<tr>
<th>SPECIFICATIONS</th>
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<tbody>
<tr>
<td>Foundation</td>
<td>Concrete slab.</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>Concrete and concrete blocks.</td>
</tr>
<tr>
<td>Roof Cover</td>
<td>Structural steel frame with built up roof.</td>
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<tr>
<td>Floor Coverings</td>
<td>Office and common area floor coverings consist of commercial grade short loop carpeting and vinyl tile over concrete. Warehouse floor is mostly polished concrete.</td>
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<tr>
<td>Interior Walls</td>
<td>Concrete blocks, gypsum board on office.</td>
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<tr>
<td>Ceilings</td>
<td>The office and production ceilings are comprised of suspended acoustical tile. Exposed ceiling on warehouse area. Heights vary from 9 ft. to 18 ft.</td>
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<tr>
<td>Lighting</td>
<td>Office and production areas lighting is provided by suspended fluorescent tube fixtures.</td>
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<tr>
<td>HVAC / Mechanical Utilities</td>
<td>Central units with two ammonia chillers (two redundant units – 478 tons each) with Ammonia Scrubber System. Full Environmental Control Systems for manufacturing (temp &amp; humidity) and warehouse (temp). Two compressed air units. Unit 1 – 750 cfm, Unit 2 – 600 cfm.</td>
</tr>
<tr>
<td>Electrical</td>
<td>On site substation – 3 MV, 750 KVA UPS and battery backup. 421 KW Solar Panel Array, two 1.5 MW backup diesel power generators.</td>
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<tr>
<td>Water</td>
<td>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.</td>
</tr>
<tr>
<td>GMP Manufacturing Areas</td>
<td>+/- 29,728 SF</td>
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<tr>
<td>Life Safety and Fire</td>
<td>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.</td>
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<tr>
<td>Parking</td>
<td>397</td>
</tr>
</tbody>
</table>
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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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AERIAL VIEW

FLOOR PLAN
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SITE LOCATION ON ISLAND

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

MARKETING SUPPORT PROVIDED BY:

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