

SLEEPING BEAUTY

13910 & 13912 St Charles Rock Rd, Bridgeton, MO 63044





View of Korsch XL400 Tablet Press



View of Anritsu Capsule Checkweigher



View of Bosch GKF 2000 Capsule Filler

B U I L T - I N P E R F O R M A N C E



View of Bosch GKF 2500 Capsule Filler



View of Stokes / CCS Tablet Press



View of Ackley Laser Drill and Ackley Capsule Printer



View of Vector Flo-Coater Fluid Bed Dryer



View of Glatt GPCG Pro 60 Fluid Bed Dryer



View of Tote Systems Tote Blender



View of Thomas 48" Flex 200 Interchangeable Coating Pan

S L E E P I N G B E A U T Y

13910 St Charles Rock Rd, Bridgeton, MO is a 124,000 SF, state-of-the-art solid dose pharmaceutical facility. It is for sale well equipped in ready-to-go condition. If you have a manufacturing need for existing products or new products in the pipeline, **13910 St Charles Rock Rd, Bridgeton, MO** can more than meet your needs.

The facility was designed to manufacture/package Tablets, Capsules, and Powder for oral solution capable of manufacturing/packing 1.14bn compressed tablets/capsules per annum and 5.1mm bottles dry powder per annum on two shifts. The facility is located in a prime area in Earth City's Industrial Park conveniently located near STL airport and all major highways. It is well equipped with manufacturing and packaging suites, (2) laboratories, large warehouse space with Class II Vaults, and administrative offices.

13910 St Charles Rock Rd, Bridgeton, MO has GMP and compliance history. Since 2012 the facility has passed multiple GMP/PAI compliance audits by FDA.

13910 St Charles Rock Rd, Bridgeton, MO operated through Q4/2021 and has consistently been maintained by dedicated skilled professionals.

13910 St Charles Rock Rd, Bridgeton, MO is a "Sleeping Beauty," ready and waiting. This magnificent beauty has the potential for superior long term profitability combined with the benefit of short term immediate availability and quick start up.



View of Entrance to Main Reception



View of Loading Docks

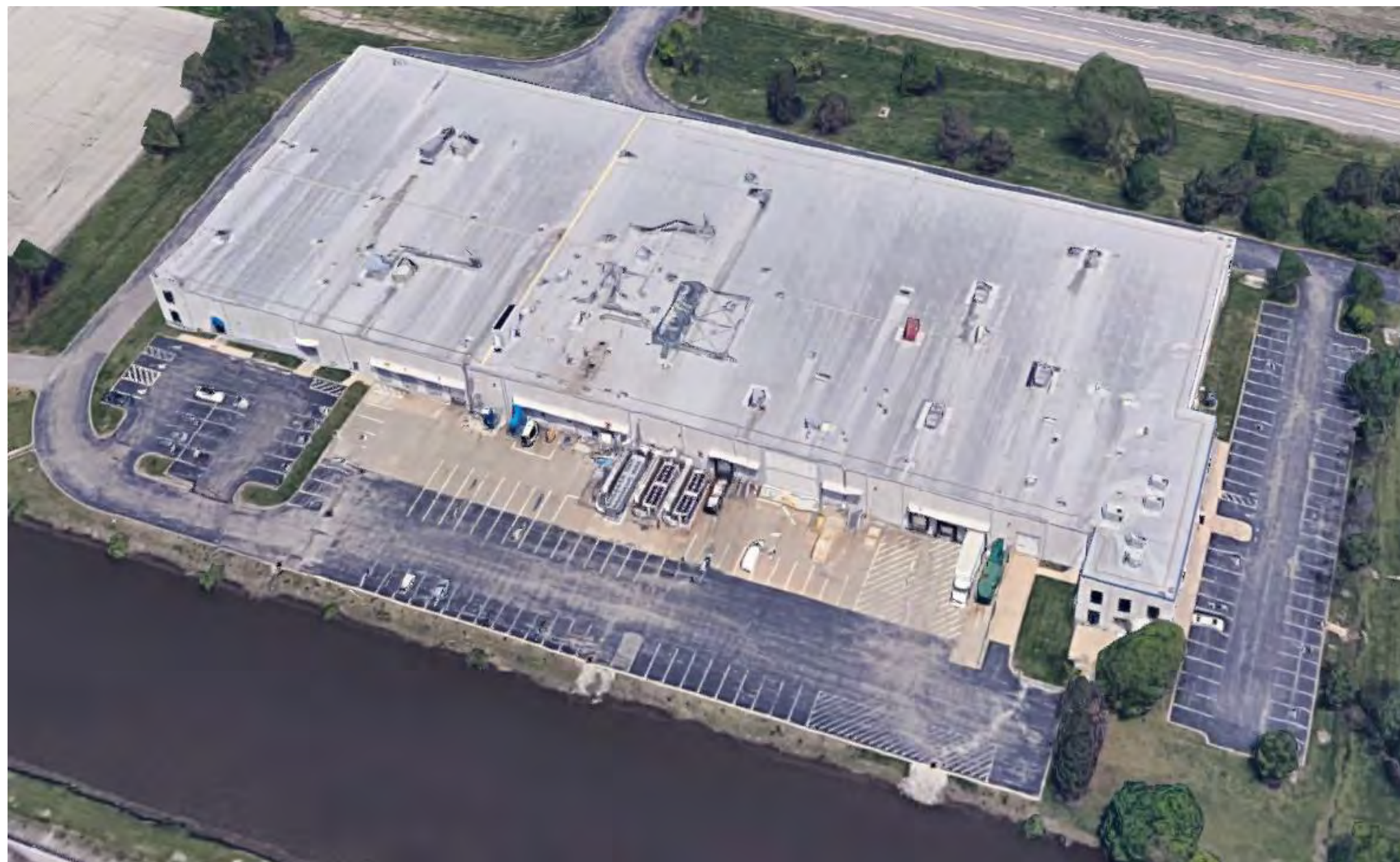
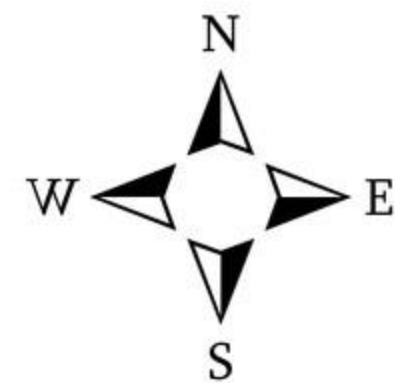


View of Northwest side of the Building



View of Southwest side of the Building

Located in Bridgeton ("Earth City"), MO Business Park, this 5.25 acre property is conveniently located 15 minutes from St. Louis Lambert International Airport (STL).



FULLY EQUIPPED LABORATORIES



Partial View of Agilent HPLCs w/ UV Vis & PDA in Laboratories



Partial View of Perkin Elmer HPLCs in Laboratories



Partial View of GC in Laboratories

PARTIAL LIST OF MAJOR INSTRUMENTS

FTIR

Gas Chromatography

Agilent and Perkins HPLCs

UV/Vis Spectrophotometers

Dissolution apparatus

KF Titrators /Autotitrators

Particle Size Analyser

Stability Chambers

KF with Autotitrator

Polarimeter

TOC

Atomic Absorption (AA)



Partial View of Dissolution Apparatuses in Laboratories

PILOT PLANT SUITES TO SUPPORT PROCESS



Vector VFC10 Fluid Bed Granulator



Patterson Kelley 10 CUFT Blender



View of Korsch XL200 Tablet Press



View of Kambert Lab / Pilot Tablet Press



View Quality Control Equipment

FACILITY OVERVIEW

Partial List of Major Equipment - Manufacturing and Packaging

Equipment	Qty
Glatt and Vector Fluid Bed Dryer / Wurster Coaters	5
Korsch XL400 / XL200 and CCS / Stokes Tablet Presses	3
Thomas Flex 200 Automatic Interchangeable 48”/36” Tablet Coater	1
Tote Systems and CPS Column / Tote Blenders	2
Patterson Kelley Twin Shell Blender	1
Fitzpatrick Fitzmills and Quadro Comils	7
Bosch 2500 and 2000 Capsule Fillers	3
Anritsu Automatic Capsule Checkweighers	3
Ackley Laser Drill and Printer	2
Automatic Solid Dose Serialized Packaging Lines	2
Uhlmann eB-350 Blister Machine	1
ACG Hicart Plus Blister and Bottle Cartoner	1
Capmatic Patriot Monoblock Filler	1



View of Automatic Tablet / Capsule Serialized Packaging Line



View of ACG / Pam Hicart Plus Cartoner



View of Uhlmann eb-350 Blister Pack Machine

FACILITY UTILITIES



View of Genrac Backup Generator



View of Atlas Copco Oil Free Air Compressor



View of Torit Dust Collector



View of UNUSED Trane Chiller for Plant Air & Process



Partial View of USP Water System

Partial List of Major Equipment - Utilities

Utility	Equipment	Number
Compressed Air with Air Dryers	Oil Free Compressors	2
Chilled Air and Process	Chillers	3
Dust Collection	Torit Dust Collectors	6
Power (Backup)	Diesel Generators	2
Purified Water	USP Water Systems	3
Steam	Boilers	2

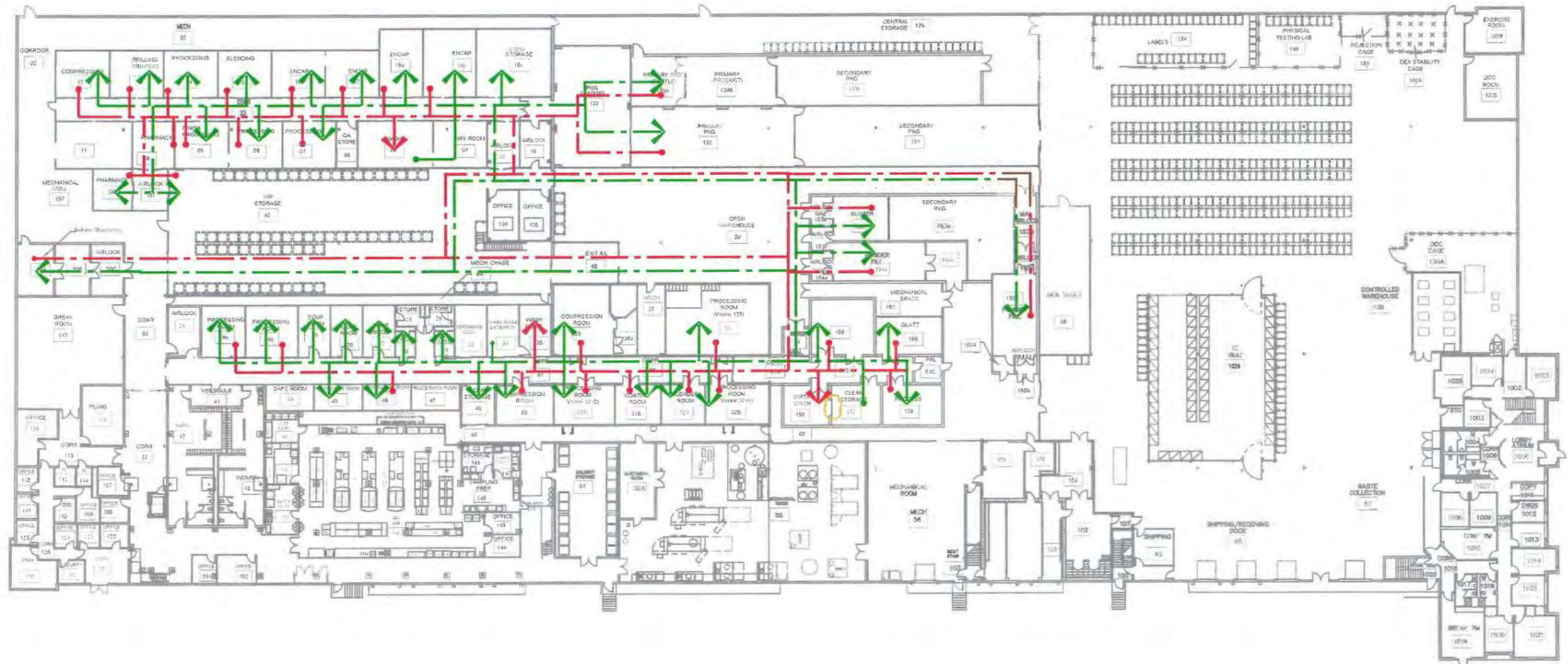
DEA LICENSE:
CONTROLLED SUBSTANCE MANUFACTURING,
PACKAGING & ANALYTICAL TESTING



CAPABILITIES TO MANUFACTURE C-II PRODUCTS



View of Class II Safe



A1 EQUIPMENT FLOW DIAGRAM
SCALE: N.T.S

FEATURES AND SPECIFICATIONS

Size and Ground
Approximately 127,,000 SF primary facility on 5.25 acres.

Construction
Floors - 6" Slab
Walls - Concrete Tilt / Masonry
Roof - Modified Bitumen Membrane (Replaced 2014 w/ 20 Year Warranty)
Columns – 40 'x 40'

Ceiling Height
Clear height 28' throughout the facility from production through warehouse.

Water / Sewer / Gas Providers
Natural Gas – Spire
Sewer –Metropolitan St Louis Sewer
Water – Missouri American Water Co.

Power
Ample power service suited for Manufacturing.

Air Conditioning and Related Information
TBD

Sprinkler
ESFR / Normal Hazard

Compressed Air
Two Oil Free Air Compressor with air drying distributed throughout the facility according to needs.

Office Space
Approximately 10,000 SF on two floors of modern office space with all amenities.

Truck Loading
QTY (10) dock high doors, full levelers, pads, seals and lights, easily accessed. QTY (2) ground level dock doors.

Zoning
M3 Planned Industrial (allowing many flexible uses).





Federal Equipment Co. @ 216-271-3500

13910 St Charles Rock Rd can physically grow with your demands. Primary facility flexibly offered along with an optional 99,000 SF facility in Westport, MO (if desired) to increase your company's footprint. You may see the need for more diversity and expansion in your manufacturing, or the need for creating a corporate presence in MO.

Property for Sale

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Bridgeton, MO 63044