

Biologics Manufacturing Facility

6000 Royalmount, Montreal, Quebec, Canada

For Sale

Building Features

- Capacity:
 - Mammalian (two @ 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 M²) 2-story manufacturing lab building.
- 34,992 SF (3,250 M²) validated warehouse/mezzanine with 2°C - 8°C and -20°C temperature controlled areas.
- 142,000 SF (13,192 M²) 3-story steel structure for manufacturing expansion (not included in SF/M²).

100,992 SF
(9,380 M²)

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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).

KEY LIFE SCIENCE INSTITUTIONS	6000 Royalmount Montreal, Quebec	AMENITIES
<p>KEY RESEARCH CENTRES</p> <ol style="list-style-type: none"> 1 McGill University 2 The University of Montreal 3 National Science Research Institute : Institute Armand-Frappier 4 Biotechnology Research Institute (BRI) 5 McGill University and Genome Quebec Innovation Centre 6 Montreal Neurological Institute (MNI) 7 McGill University Cancer Centre (MCC) 8 Institute of Research in Immunology and Cancer (IRIC) 9 University of Quebec at Montreal (UQAM) <p>HOSPITALS</p> <ol style="list-style-type: none"> 1 Montreal Neurological Institute & Hospital 2 The Jewish General Hospital 3 St.Mary's Hospital 4 The Montreal General Hospital 5 Royal Victoria Hospital 6 Hospital of the Sacred Heart 		<p>SHOPPING MALLS</p> <ol style="list-style-type: none"> 1 Rockland 2 Place Montréal Trust 3 Centre Eaton 4 Complexe les Ailes 5 Faubourg Ste-Catherine (Le) 6 Westmount Square 7 Place Vertu <p>RESTAURANTS</p> <ol style="list-style-type: none"> 1 Restaurant Bâton Rouge 2 Pasta Vizio Inc 3 Ristorante Vino Rosso 4 Yannix Restaurant 5 Rib'N Reef Steakhouse 6 Restaurant Tandoor Plus 7 Restaurant Sitar Inc 8 Benedicts Restaurant Bar 9 Tutti Frutti Déjeuner Atlasgo 10 Restaurant La Sirène De La Mer

- 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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