197,069 SF AVAILABLE
BUILDING SPECIFICATIONS:

ADDRESS: 120 Vintage Drive NE, Huntsville

AVAILABLE SPACE:
- 1st Floor Area: 139,033 SF
- 2nd Floor Area: 53,957 SF
- Raw Materials Storage Area: 4,079 SF
- Total: 197,069 SF

OFFICE AREA: 4,364 SF

LAB AREA 1: 12,395 SF (1st Floor)

LAB AREA 2: 10,626 SF (2nd Floor)

CLEARANCE: 31’ (16’ clear mezzanine)

LOADING:
- Six (6) exterior truck docks (expandable)
- One (1) drive-in door (expandable)

PARKING: To suit

HVAC: Fully air-conditioned

SPRINKLERED: Fully

PRICING: Subject to proposal

COMMENTS:
- High image business campus environment.
- Perfect platform for entry or expansion within the pharmaceutical manufacturing market.
- Highly flexible facility and configuration is ideal for any production, manufacturing and warehousing operations.
- Experienced and highly skilled labor base available to support your growth.
- Located only 15 min. from downtown Huntsville.
- Immediate expressway accessibility and close proximity to Huntsville Airport and I-65.
- Over $20 million spent on capital projects (facility and production equipment) over the past 3 years.
- Fully equipped state-of-the-art liquids production facility with all machinery & equipment available for purchase or lease.
MANUFACTURING HIGHLIGHTS

- Compounding operations including weighing, liquid compounding up to 5,000 gallon scale, and cream compounding up to 1,000 gallons.
- USP Purified water system with 5,000 gallon hot and 3,500 gallon cold reserve.
- Automated Tank Farm system for bulk excipient delivery with 10,000 gallon capacity for 5 raw materials.
- Variable mixing bulk hold tanks ranging from 1,000 – 3,500 gallons.
- Bulk bag delivery system for large scale powder induction processes.
- Supported by an external solvent storage facility.
- Liquids and Suspension Manufacturing
  - 4 x 5,000 gallon mix tanks
  - 3 x 2,000 gallon mix tanks
  - 2 x 1,000 gallon mix tanks
  - Multiple 300 and 100 Gallon portable tanks & 14 bulk storage tanks.
  - USP 18GPM water system with hot and cold water storage tanks (4000 gallons).
  - 10 x 5,000 gallon tank farm storage vessels for liquid raw materials.
- Creams and Ointment Manufacturing
  - 2 x 500 gallon jacketed counter-rotator mix tanks.
  - 2 x 200 gallon jacketed counter-rotator mix tanks.
  - Romaco DIL 100 Homogenizers, mobile jacketed tanks.
  - 2 x Waukesha Colloid Mills.
PACKAGING HIGHLIGHTS

- Packaging on five lines for bottle sizes ranging from 2oz. to 64oz.
- 1 high speed, serialized-ready automated packaging line with 4oz., 8oz., and 16oz. fill sizes capable of operating up to 180 BPM.
- 1 upgraded serialized ready packaging line with 1.7oz. (50mL) to 1 gallon (3.8L) fill size.
- 1 serialized ready tube filling line with 15 to 80 gram fill size.
- 2 non-serialized packaging lines.
192,990 SF Facility Designed For High Capacity Liquid and Topical Manufacturing
AVAILABLE FOR SALE OR LEASE
HUNTSVILLE | 120 VINTAGE DRIVE

1ST FLOOR PLAN

- Office Area
- 6 Exterior Docks
- 2 Drive-in Doors (Expandable)
-包装区
- QC Laboratories
- 12,395 SF Microbiology & QC Lab Area
- 4,364 SF Secured Vault Space
- 4,079 SF Tank Farm Facility
- Separate Free-Standing Structure For Combustile Storage

- Warehouse
- Tank Farm
- Manufacturing Areas
2ND FLOOR PLAN

- 10,626 SF Lab Area
- 50 to 5,000 Gallon Batch Sizes

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The Huntsville community is recognized worldwide as a thriving metropolitan area great for both business and living. The City has received recognition from major publications and media outlets, when compared and ranked with much larger cities. These headlines present a snapshot of what others are saying about us. For an updated list of headlines and articles, please visit HSVchamber.org/category/accolades.