

ACQUISITION OPPORTUNITY

cGMP BIOLOGICS MANUFACTURING FACILITY



Intercell USA has made the strategic decision to offer its Gaithersburg, Maryland, microbial fermentation and novel vaccine patch development and manufacturing facility for lease or sub-lease. This 54,000 SF facility houses over 22,000 SF of development laboratories and 10,000 SF of cGMP manufacturing space. PharmaBioSource Realty, LLC, has been retained by Intercell to market the facility.

The Opportunity:

The Intercell facility is located approximately 25 miles from Washington D.C. The facility has manufactured product for Phase I, II and III clinical studies and is fully compliant with US and EU quality systems. Construction was completed in 2010 and included a \$5M investment in the manufacturing suites as well as additional investments in equipment and warehouse. The lease or sub-lease of the Intercell site would provide:

- Access to a new, state-of-the-art biologics facility for the development and manufacture of therapeutic biologic products.
- The potential to utilize the product development laboratories to develop new therapeutic biologics and for technology transfer purposes.
- Access to an experienced technical team and a skilled Life Sciences work force.
- Access to a business-friendly environment with significant Life Sciences manufacturing and research and development incentives.
- Access to a rich Life Sciences community in close proximity to the FDA and NIH.
- The potential to increase the capacity of the fermentation area or add mammalian cell culture capabilities.
- Potential partnership arrangements and/or contract manufacturing opportunities.



Highlights of the facility include:

- 2,500 SF of cGMP fermentation and primary recovery cleanroom at BSL Level 2:
 - Primary fermentation capacity of 150L with several smaller units available.
 - Expansion space to add additional fermentation capacity or mammalian cell culture capabilities.
- 2,500 SF of cGMP purification clean room at BSL Level 1:
 - Four AKTA pilot skids with additional process step capabilities including bulk aseptic fill of final product.
- 4,500 SF of cGMP patch manufacturing space:
 - 5 million patch annual manufacturing capacity.
- 3,000 SF of cGMP QC laboratories.
- 3,400 SF of cGLP laboratories:
 - Clinical immunology capability through Phase III pivotal trials.
- 4,000 SF of cGMP materials management space including ambient, cold and liquid nitrogen storage.
- Extensive clean utility infrastructure with back-up power for critical systems.
- Ample office and support spaces.



Interested parties should contact PharmaBioSource Realty, LLC, the listing agent for this opportunity, for more information regarding an acquisition of this Gaithersburg-based cGMP biologics and patch manufacturing facility from Intercell. Additional information is also available on our web site:

www.pharmabiosource.com/intercell

FOR FURTHER INFORMATION, PLEASE CONTACT:

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