

# Acquisition Opportunity

Pharmaceutical Dosage Form  
Manufacturing and Packaging Site

## The Opportunity

G&W Laboratories has made the strategic decision to divest its oral solids, liquids, creams and ointments dosage form manufacturing and packaging site located in Sellersville, PA.

This 221,239 SF facility sits on 32 acres and is located approximately 40 miles from Philadelphia and 20 miles from Allentown. In addition to the manufacturing and packaging capabilities, the facility also contains a fully equipped R&D pilot scale plant and laboratories, Quality Control laboratories plus, GMP warehouse and office space. There are also 2 adjacent parcels of land totaling 40 acres available for expansion. PharmaBioSource Realty has been exclusively retained by G&W Laboratories to market and divest the Sellersville site.

-  Fully operating oral solids and liquids manufacturing site.
-  Experienced and knowledgeable staff, including expertise with technical transfers.
-  FDA, EMEA and DEA (Class II-V) licensed.
-  Serialized solid dosage packaging lines with unit and case aggregation.
-  Transaction includes manufacturing supply agreement.
-  \$10M in capital investments over the past 3 years.
-  Liquids, creams and ointments capacity.



# Highlights of the Facility Include:

## Program of Spaces:

- *Manufacturing / circulation: 72,262 SF*
- *Solids / liquids packaging: 32,465 SF*
- *QC and microbiology labs: 14,974 SF*
- *Quality Assurance: 2,709 SF*
- *R&D and analytical labs: 9,627 SF*
- *R&D pilot plant: 3,902 SF*
- *Office and support spaces: 17,945 SF*
- *Information technology: 596 SF*
- *cGMP warehouse: 42,267 SF*
- *WIP / Staging / Storage: 8,510 SF*
- *Maintenance and mechanical: 15,982 SF*

**221,239 SF facility sits on 32 acres and is located 40 miles from Philadelphia.**



Interested parties should contact PharmaBioSource Realty, LLC, the exclusive listing agent for this opportunity, for more information regarding an acquisition of this Sellersville, PA-based pharmaceutical manufacturing campus.

## For more information, please contact:

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