

120 VINTAGE DRIVE | HUNTSVILLE, ALABAMA

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197,069 SF AVAILABLE



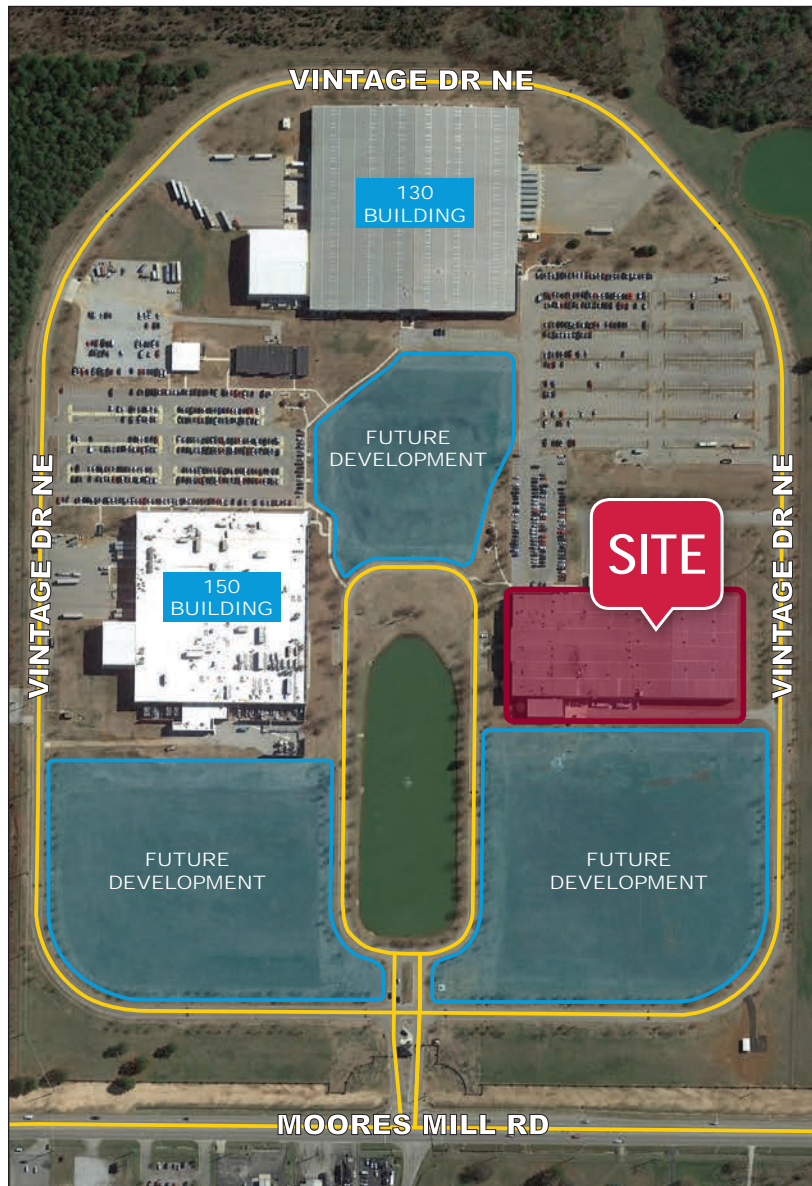
Kenneth Franzese
Principal
kfranzese@industrialep.com
847-456-4213

John Cassidy, SIOR
Principal
jcassidy@industrialep.com
312-371-0098

Adam Covitt
Vice President (Federal Equipment Co.)
adam@fedequip.com
216-536-0312 // www.fedequip.com



CAMPUS OVERVIEW



BUILDING SPECIFICATIONS:

ADDRESS:	120 Vintage Drive NE, Huntsville		
AVAILABLE SPACE:	197,069 SF		
	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:	<ul style="list-style-type: none">▪ 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.



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AVAILABLE FOR SALE OR LEASE

HUNTSVILLE | 120 VINTAGE DRIVE

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.



Bottle Unscrambler

Fillers

Capper

Labeler

Retorquer

Induction
Sealer

Outserter &
Case Packer

192,990 SF Facility Designed For High Capacity Liquid and Topical Manufacturing



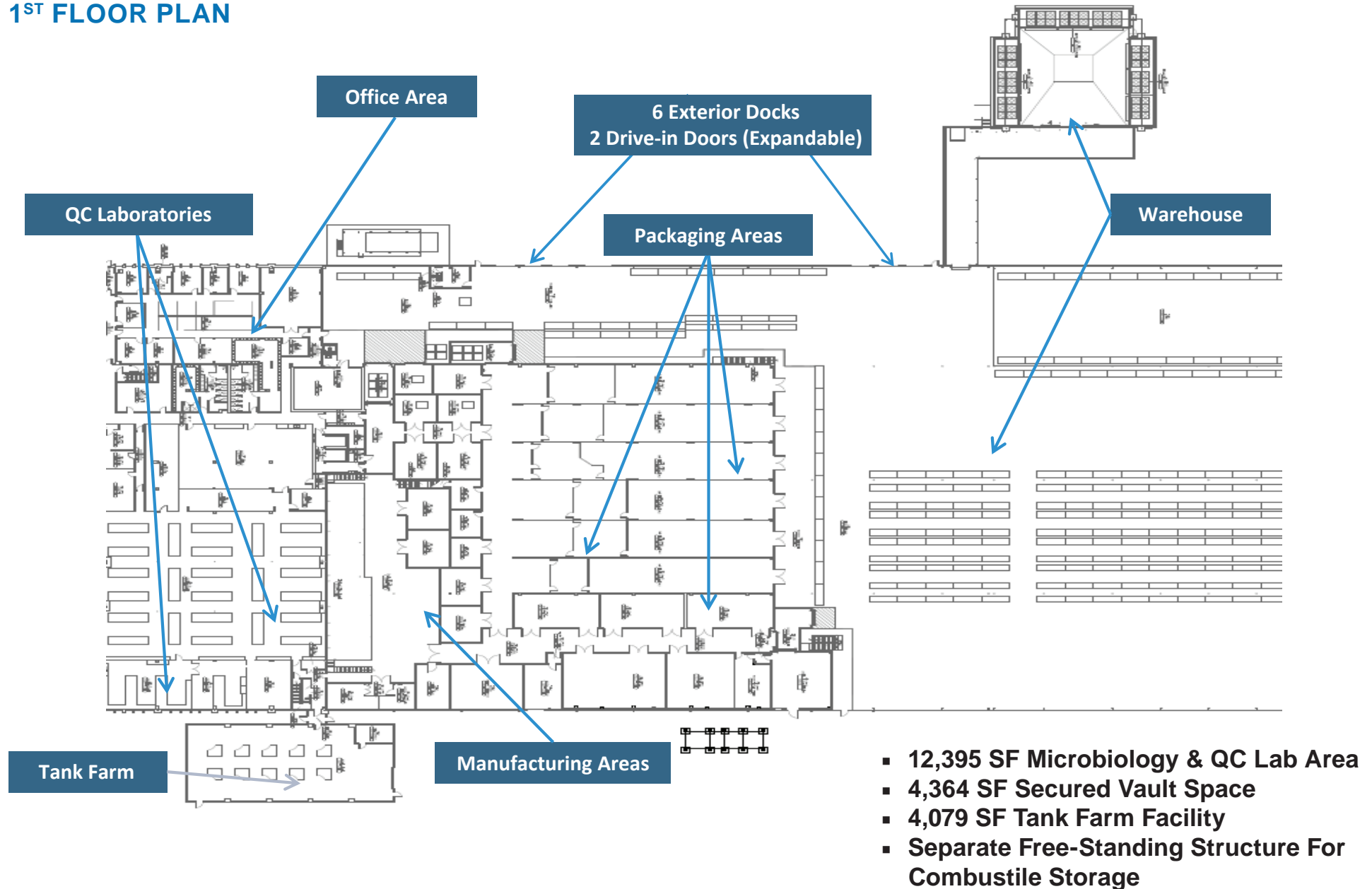
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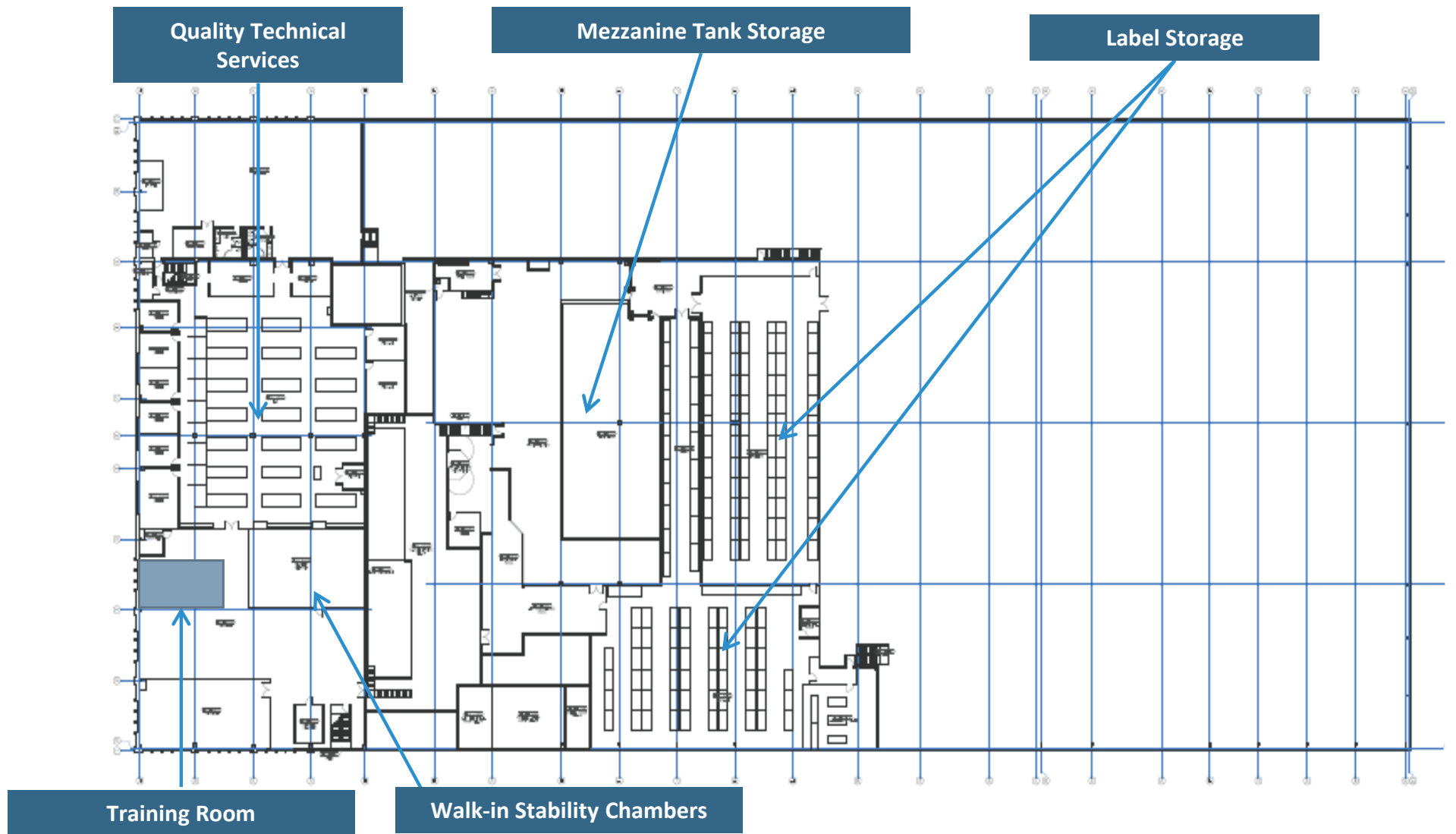
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1ST FLOOR PLAN



2ND FLOOR PLAN



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

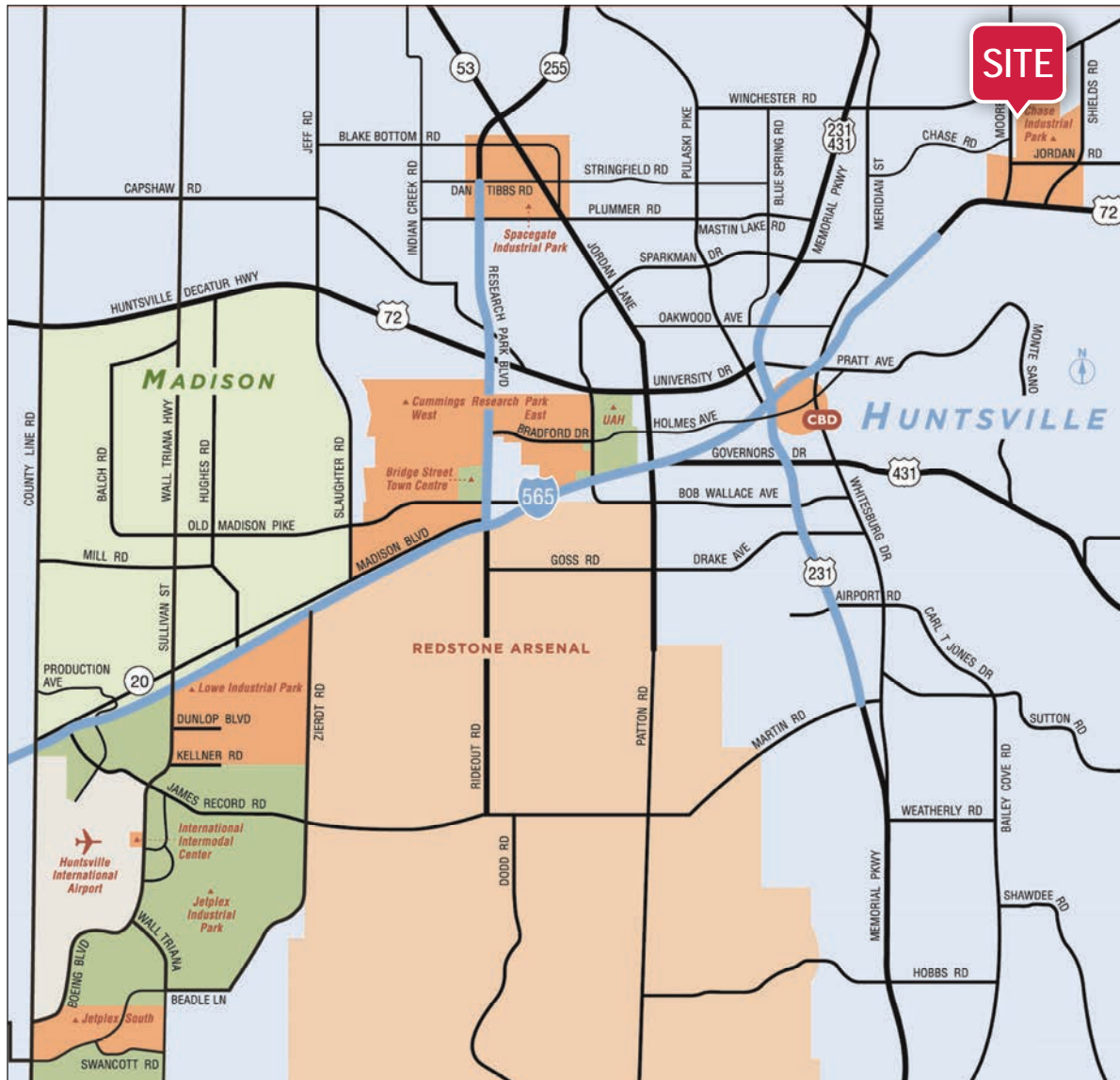
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MEDIA RECOGNITION

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

	Huntsville among Top 25 Most Educated Cities in America (July 2018)
	Huntsville Named #1 on list of the Top 10 Best Cities for STEM Workers in America (June 2018)
	Future of Tech is in Three Cities, including Huntsville (June 2018)
	Huntsville Earns "Straight A" Financial Report Card for the 10th consecutive year (January 2018)
	Huntsville ranks No. 7 Best Place to Live in the U.S. (April 2018)
	Alabama is among top 10 states in business climate rankings (November 2016)
	Huntsville is one of top metros to "Power the U.S. Economy" (September 2015)
	Huntsville No. 2 of Up-and-Coming Tech Hotspots (April 2018)

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