

8025 LAMON AVENUE



GMP Solid Dosage Pilot Plant 9,800 Square Feet

Formerly utilized by Pfizer as a **GMP solid dosage** form (tablets and capsules) manufacturing center, this 9,862 square foot laboratory is well-equipped to run clinical supplies and commercial manufacturing batches of pharmaceutical grade finish product. The existing layout and robust infrastructure offer a highly efficient workflow and environment **capable of meeting FDA standards**.

Building Features

- Located on the first floor of a 128,400 sq. ft. 1980's laboratory building
- **Solid Dosage Suite** is 9,862 sq. ft., inclusive of dedicated mechanical space
- Adjacent 6,860 sq. ft. support laboratory and process room suite available
- Adjacent 2,520 sq. ft. equipment and supply room available
- Adjacent 3,964 sq. ft. GMP **high-bay warehouse** with racks available
- On floor shower and locker rooms available for dedicated use
- Access to three-bay indoor secured loading dock
- **Newly renovated** first floor lobby with security reception desk

Facility Fit Out and Systems

- Floor-to-floor height is 13'-6" typical with **high bay areas up to 16'-6" clear**
- Full interstitial mechanical floor directly above available for supplemental mechanical requirements
- Slab-on-grade designed for **100 PSF live load**
- Dedicated air handling units providing 25,150 CFM
- Dedicated Siemens **building automation system (BAS)**
- Dedicated process systems including: **dust collection, process chilled water, breathing air**
- Pipe and nozzle distribution for tenant supplied specialty gases
- Campus **compressed air system**
- **Epoxy flooring** and drywall ceiling with recessed, sealed fluorescent light fixtures
- Stainless steel work surfaces, sinks and shelving
- **Airlock suite entry and exits** with gowning area

Equipment

- Among existing equipment available for dedicated use of this suite:
 - Glatt **Fluid Bed Dryer**
 - Paterson Kelly **V-Blender-2 Cu. Ft.**
 - H&K **Capsule Filler**
 - Glatt **Granulator FM-VG-25M/10/5**
 - Penwalt **Vibrator**
 - **Oscillating Mill**
 - Metco **Material Hoist**
 - Hopack **Stainless Steel Ovens**
 - Carver **Tablet Press**
 - **Granulators**

Genius starts here.

The **Illinois Science + Technology Park** is strategically located near the Chicago area's major universities, teaching/research hospitals, and pharmaceutical, medical device and diagnostic companies.

AVAILABLE IMMEDIATELY FULLY BUILT AND FURNISHED SPECIALTY LABORATORY SPACE

8025 Lamon Avenue

Within this high quality campus is a state-of-the-art GMP building offering almost 128,400 square feet of R&D laboratories, clean rooms and offices. Other features include:

- 32,000 sq. ft. average floor plates
- GMP Suites equipped for drug & clinical development
- Class 10,000 and Class 100,000 Clean Rooms
- NMR Suites
- High Bay GMP Warehouse
- Easily Divisible Space

Campus Amenities Include:

- Campus cafe
- 85-seat auditorium with video conferencing capability located at 8045 Lamon Avenue
- Shower and locker rooms
- Landscaped parks and campus quadrangle
- Ample parking and convenient mass transit access
- 24/7 on-site security staff

