

Industrial | For Sale or Lease

CBRE

First-Class Pharmaceutical Facility

2150 Perrowville Road
Forest, Virginia 24551
www.cbre.com/richmond

±423,533 Total Square Feet





Property Summary

CBRE is pleased to offer the former Teva Pharmaceutical Facility located at 2150 Perrowville Road in Forest, Virginia. Perrowville Road is situated on 54 acres of land and it was constructed by Galileo Industries in 1985 with extensive expansions in 1997, 2001 and 2006. This property has been operational as a laboratory, production and distribution facility since being commissioned in 1985.

Property Features

- + Fully Conditioned
- + Fully equipped DEA vaults & cages
- + Purified water & air filtration
- + Production, quality control labs, packaging, distribution and office spaces all under one roof.
- + Potential uses Include:
 - Pharma
 - Food & Beverage
 - Cosmetics
 - Warehouse/Distribution
 - Manufacturing

Laboratory Space	31,379 SF
Mechanical Space	46,547 SF
Office Space	54,101 SF
Manufacturing Space	124,335 SF
Warehouse Space	167,191 SF
Total Size	423,553 SF



423,553

Total Square Feet



9 Docks

Separate Incoming & Outgoing Docks



1 Drive-In

Separate Incoming & Outgoing Docks



32'-34'

Ceiling Height



540

Car Parking Spaces



54 AC

Room for Expansion

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Location Highlights

Strategically Located Property

Property allows for easy access to major markets, such as Lynchburg, VA. Lynchburg offers all the amenities and resources to live, learn, work, play and thrive!

Hub of Central Virginia

The location allows optimal positioning for the 2,700 businesses in the Lynchburg area. Ranging from traditional mom & pop shops to headquarters of global corporations, the city of Lynchburg is rapidly growing as Central Virginia's urban center for commerce and culture.

New Economy

Lynchburg, Virginia offers a broad-based economy with highly skilled workforce and an unparalleled quality of life. It has been listed among the cities leading the nation in new economy!



Corporate Neighbors















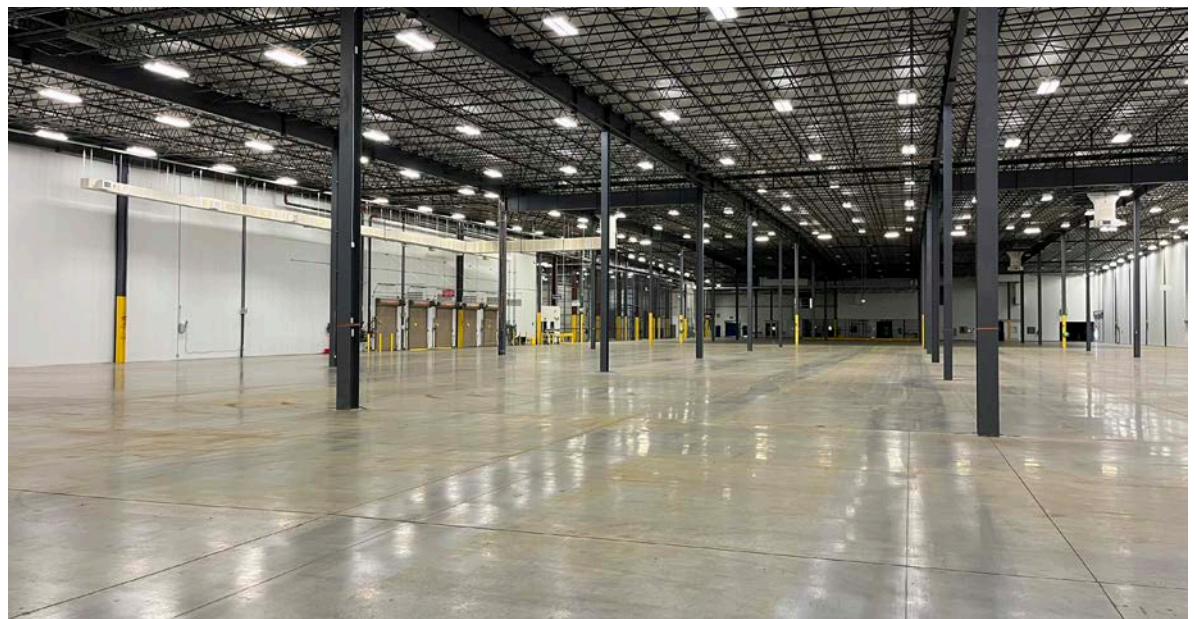
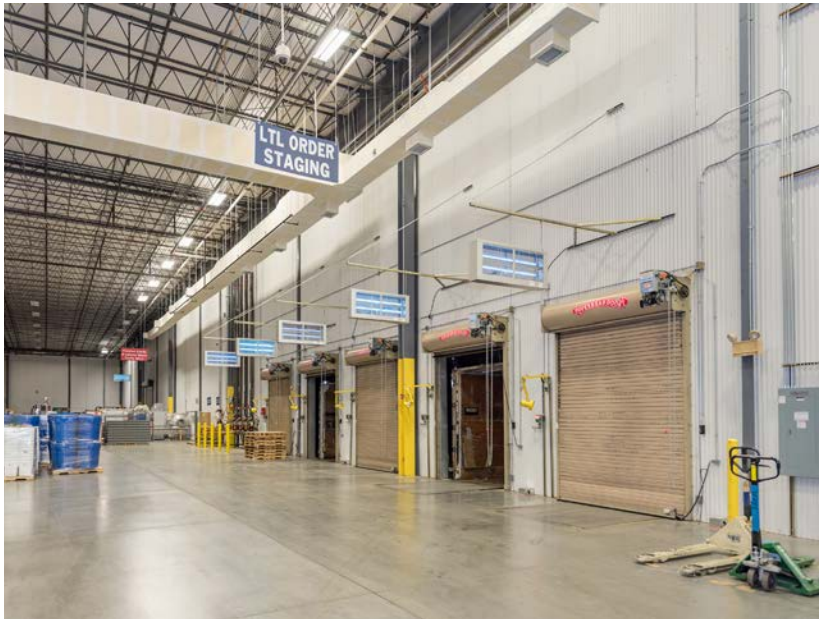
Property Specifications

Property Address	2150 Perrowville Road, Forest, Virginia
Market	Lynchburg, Virginia (Bedford County)
Building Size	423,553 SF
Ceilings	32’ - 34’ Clear
Land Area	54.13 Total Acres (3 Parcels)
Year Built	1985 Expansions in 1997, 2001 & 2006
Zoning	Commercial / Industrial
Parking	540 Spaces
Loading Dock	Separate incoming and outgoing docks 9 dock doors (8’ x 8’), 1 drive-in door
Security	Parking lot security checkpoint, 12 camera servers, 530 net-worked security cameras
Amenity Spaces	Cafeteria, conference rooms, training rooms
Gas	Provided by Columbia Gas
HVAC	+ HEPA filtered, temperature and humidity controlled environment for all Manufacturing and Packaging areas
	+ Differential pressure controls in place to prevent cross-contamination
	+ Controlled and monitored by a central Building Automation System
	+ Low humidity(RH<25%) technology on two Packaging lines and one Manufacturing suite
Purified Water	+ Six ion exchange systems with a total maximum capacity of 110 gallons per minute
	+ New RO/EDI system with state-of-the-art distribution and sanitization technology. Generation capacity is 20 gallons per minute with a break tank capacity of 3,000 gallons
Electrical	+ Provided by AEP with dual power feed, serviced on Perrowville Road
	+ Main electrical power supply–12.47KV substation capacity 22.4 MVA
	+ Eight isolated substations within the site with secondary voltage of 3PH/480VAC
	+ Three diesel power generators with a total capacity of 2.35M W and automatic transfer upon loss of power detection
	+ Three Uninterruptable Power Supply units with a total capacity of 160KW for critical loads

Steam	+ Three 400 BHP and one 300 BHP natural gas fired, fire tube boilers
	+ 51 Klb/hr steam capacity at 60psi
	+ Rockwell Automation Burner and Combustion Management control systems
Compressed Air	+ Three Ingersoll Rand 200HP, oil free compressors rated at 800 SCFM each. Two of these compressors were purchased and installed in 2014
	+ Three Ingersoll Rand Desiccant Dryers
Chilled Water	+ Six York chillers producing 2,800 tons of 41°F chilled water
	+ Distribution system is controlled by Variable Frequency Drives and controlled by the Building Automation System
Nitrogen	+ Two 1,750 lb storage tanks with a centralized distribution system to special processing areas and equipment
	+ On-line telemetry system for volume and pressure monitoring
	+ Installed and commissioned in 2016
Catalytic Oxidation	+ Anguill Environmental Systems, Model 75 Regenerative Thermal Oxidizer with a rated capacity of 8,000 SCFM, VOC laden process gas, at 98% destruction rate efficiency
	+ Installed in 2016
Fire Suppression	+ ESFR with fire pumps
	+ One 1,500 GPM diesel fire water pump supplying eleven sprinkler risers through out the entire facility
	+ Dry chemical system for IT, Solvent Storage and HAZMAT building areas
Portable Water	+ 12 inch main potable waterline supply from Bedford County
	+ All water supplied to site meets EPA standards of the Clean Water Drinking Act
	+ Water supplies the entire building including production, laboratories, warehouses and technical such as boilers, chillers and systems such as sprinkler, softeners and preventive points
Water Neutralization	+ Routine portable system monitoring by Bedford Country according to regulations for drinking water by internal and external laboratories
	+ Neutralization impacts water pH
	+ Qty 1–12,500 Gallon Storage Tank; Qty1–12,500 Gallon Treatment Tank
	+ System Daily Capacity–62,000 Gallons
	+ PLC based control and user interface
	+ Existing permit for pH neutralization prior to discharge to POTW

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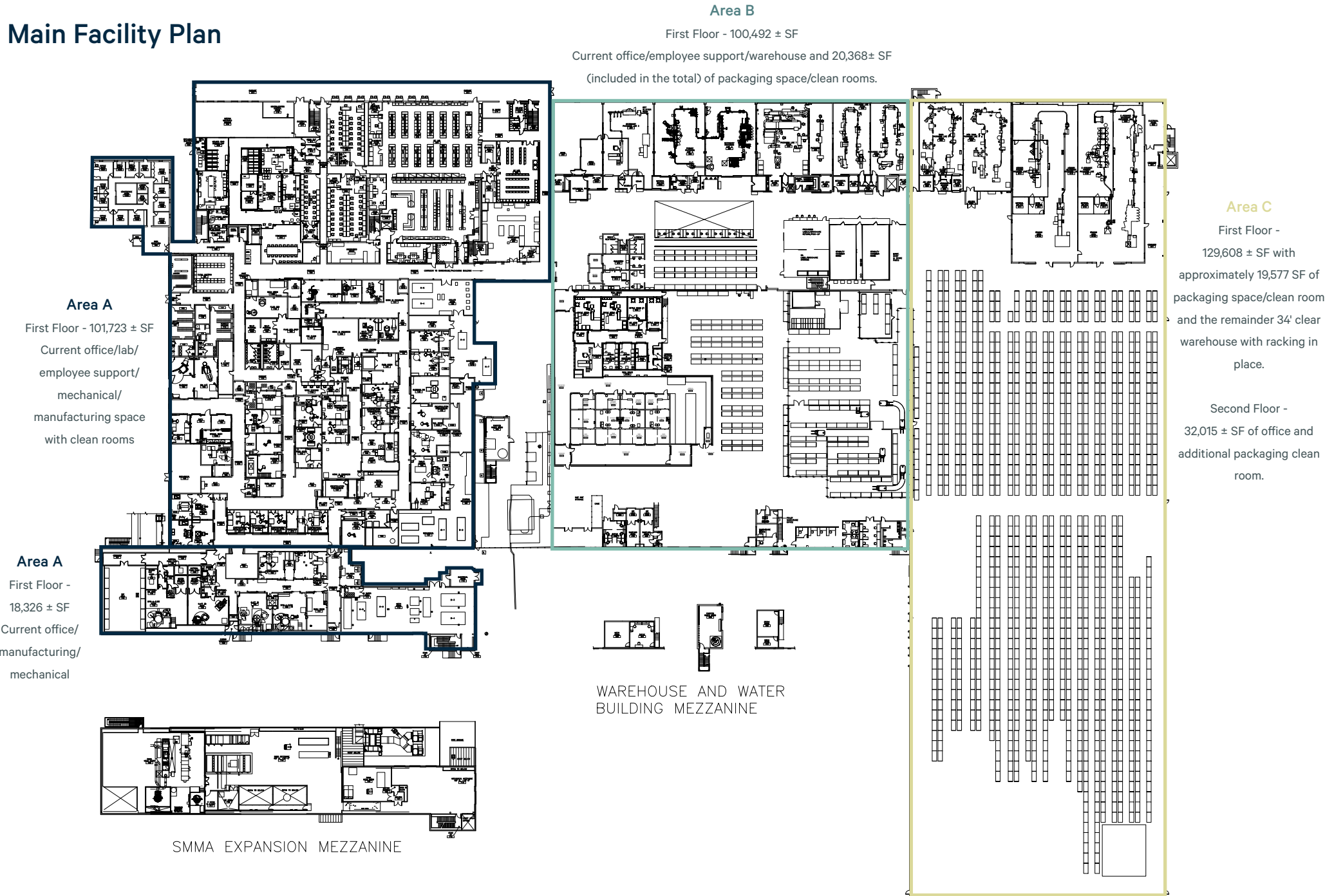


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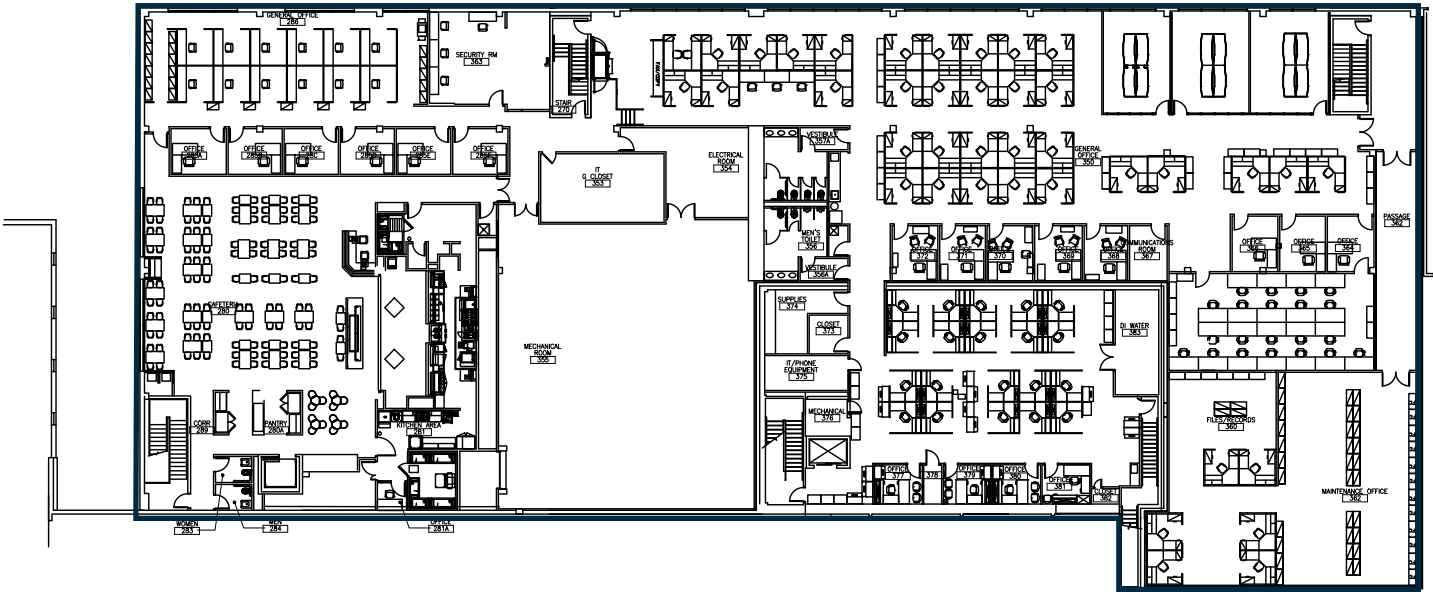
Main Facility Plan



Cafeteria / QC Lab Mezzanine

Area A

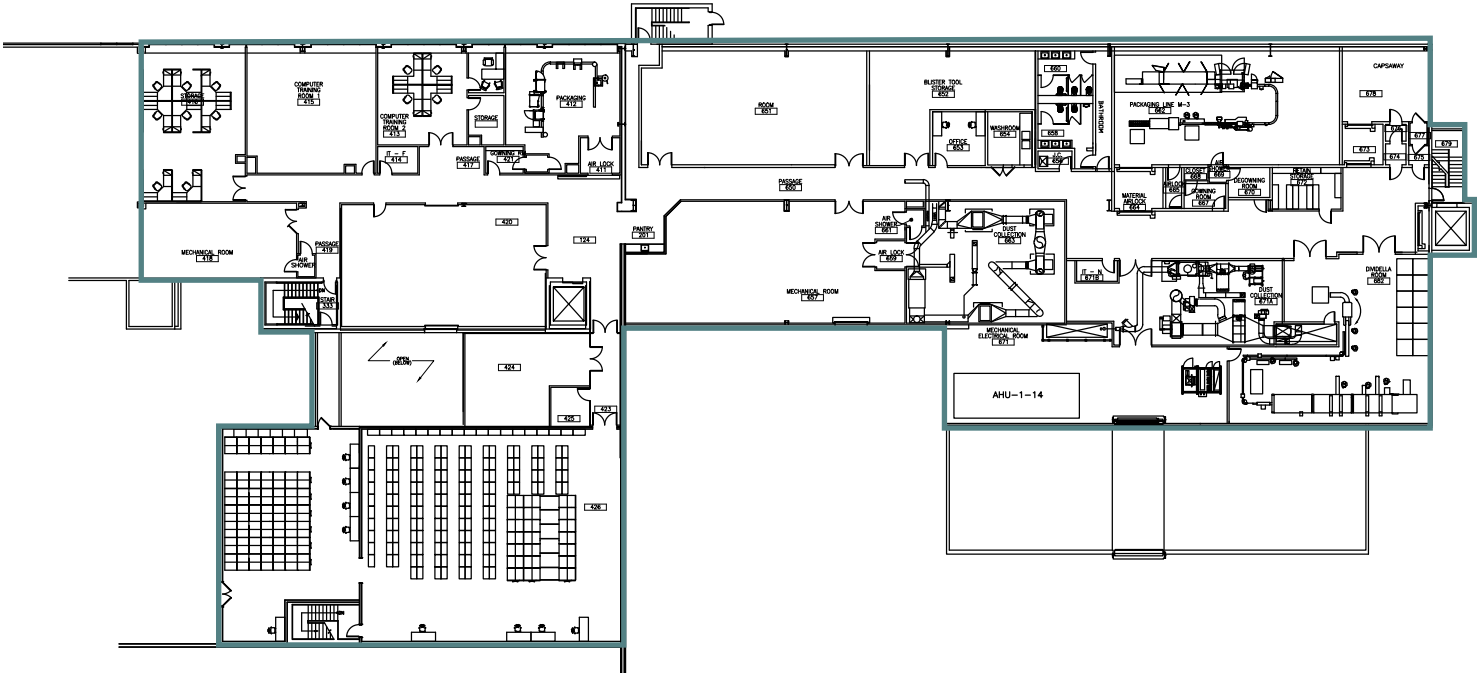
Second Floor - 33,264± SF
Current cafeteria and office
area located on the second
floor



Packaging Expansion Mezzanine

Area B

Second Floor - 32,0125 ± SF
Current Packing expansion
is located on the second
floor.



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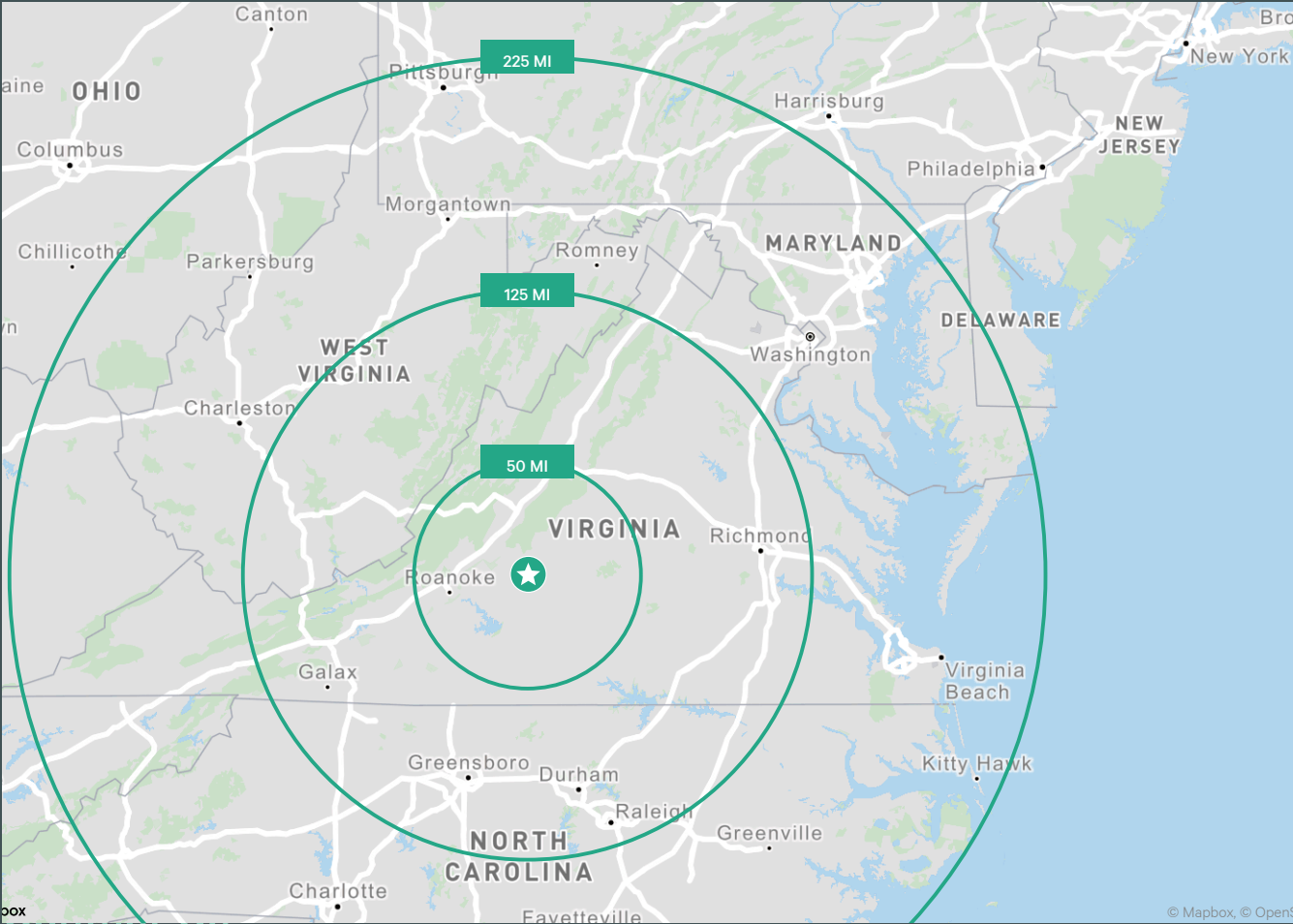
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Aerial View



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	Distance	Drive Time
I-81	39.5 mi	53 min
Roanoke, VA	42.6 mi	59 min
I-64	50 mi	59 min
I-85	115 mi	2 hrs
Richmond, VA	124 mi	2 hrs 24 min
Raleigh, NC	146 mi	2 hrs 41 min
Washington, DC	193 mi	3 hrs 45 min
Charlotte, NC	202 mi	3 hrs 19 min
Port of Virginia	236 mi	3 hrs 53 min
Philadelphia, PA	333 mi	5 hrs 42 min
Cincinnati, OH	417 mi	7 hrs 6 min
Atlanta, GA	441 mi	7 hrs 28 min

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