

FOR LEASE

CBRE

# cGMP Manufacturing Facility

±266,000 SF ON ±43 ACRES ● ● ●

● ● ● LIFE SCIENCE | NOW AVAILABLE | Greater San Francisco Bay Area, California



● ● ●



# Rare, Immediately Usable cGMP Space

in Greater San Francisco Bay Area

The facility has consistently delivered successful scaling and commercialization. The space is highly flexible with strong building systems and infrastructure which can be tailored to suit any life science manufacturing use. Facility is currently occupied by Johnson & Johnson (Janssen) and they have successfully launched 9 different products from the site. Space can be occupied by future tenancy beginning in 3Q 2022. Landlord offering bespoke tenant improvement / build-to-suit packages as needed to tailor fitout for future user.

# An Opportunity to Occupy cGMP Space Near Term

- + Purpose-built cGMP manufacturing with support infrastructure, warehouse, labs and office
- + Divisible with layout flexibly for multiple tenant uses
- + Existing cGMP facility with limited upfront capital requirements
- + Speed to market - facility is operational and FDA approved today
- + Strategically located between San Francisco and Sacramento
- + Ideal location for cGMP manufacturing, with access to deep talent pool
- + Established life science market with similar occupiers located within minutes of facility
- + .8 megawatt solar generation producing approximately one-third of the peak power required to operate the facility



# Purpose Built Life Science Manufacturing Facility

## Manufacturing

- + Facility was designed and has always been operated as a cGMP manufacturing facility
- + FDA certified and inspected
- + In-place infrastructure can support varied clean room manufacturing needs and the simultaneous manufacture of multiple different products
- + Ideal mix of manufacturing, support labs, warehouse and office
- + Expansion opportunities exist for a user in need of more space
- + Site has supported the launch of a wide range of products and because of thoughtful design can continue to be configured for specific uses
- + Most recently site has focused on oral solid dose and transdermal patches

## Laboratory

- + ±9,570 SF of laboratory space
- + 4 separate spaces – Raw Material lab, CATS/Reference lab, Micro lab, Finished good lab
- + With current equipment and space the lab can support approximately 1,200 finished lots per year, along with the corresponding raw materials (approximately 200 lots/month at that rate)
- + Support for New Products, beginning at Pre-Phase I through Phase III (IV) support

## Warehouse & Vault

- + ±38,000 SF of warehouse space
- + ±31,000 SF of general warehouse space, approximately 1,500 pallet positions
- + ±7,000 SF of vault space, approximately 750 pallet positions within four controlled substance vaults
- + Entire footprint is HVAC temperature controlled and monitored
- + Controlled access with 24x7 security on-site
- + Two transition air locks for separation / movement of materials to and from MFG Clean Zone areas
- + TSA approved self-screening shipper

## Process Equipment

- + Process & Heating Hot Water (four superheated water boilers)
- + Compressed Air (two 200 HP & One 75 HP (Equivalent to ISO 8573-1, Quality Class 1.4.1))
- + Purified Water (USP water system, 20 GPM generation capacity, 3,500 gal storage capacity, 4 independent circulation loops with approximately 50 POU's distributed between manufacturing and laboratory)
- + Nitrogen, plus flexibility for other process gases
- + Wastewater Pre-Treatment
- + Process & Cooling Chilled Water
- + Solvent Vapor Abatement & Liquid Recovery (2)
- + Bulk Solvent Storage, Distribution, and Waste Collection System

## Office

- + ±57,000 SF located within main plant
- + ±30,000 SF located in ancillary building
- + Functional administrative offices
- + Floor to ceiling glass line
- + Plug and play furniture possible
- + Flexible office layouts - can be tailored to tenant's needs
- + Fully built out cafeteria with outdoor amenity space

## Green Energy (Solar)

- + Photovoltaic Solar Tracking System in place today generating 0.8 MW
- + Solar photovoltaic system produces approximately one-third of the peak power required to operate the plant
- + System covers ~6.5 acres with 5,740 Sharp 209-watt solar panels and two SatCon Power
- + Systems 500kW inverters

# cGMP Facility with Ubiquitous Infrastructure

700 EUBANKS DRIVE

*Purpose built cGMP Facility*

*Thoughtful 2-Story/ Mezzanine Design  
Ideal for cGMP*



## CONSTRUCTION DETAIL

Foundation	Concrete slab on grade with the thickness varying from five inches to 12 inches; foundation system also consists of spread footings along with tie beams around building perimeter
Above Ground Floor	Steel structure with metal deck and concrete
Exterior Walls/Windows	EIFS (Exterior Insulation and Finish System) exterior walls with gypsum board sheathing and metal studs, vapor barrier, and gypsum board (on interior); store front glass with aluminum mullions
Roof	Metal deck with built up roofing of both composite and membrane roofing systems

## INTERIOR DETAIL

Floor Covering	Offices and labs have carpet and vinyl composite tiles; manufacturing areas generally have troweled epoxy floors
Interior Walls/Partitions	Metal stud framing with gypsum board or DensArmor and masonry brick; finishes include paint (and numerous types of "clean-able" wall coverings in production areas)
Ceilings	Offices, labs, and manufacturing areas generally have acoustical and gypsum board ceilings; mechanical spaces are typically open to metal deck above with exposed overhead piping, ductwork and conduit racks
Finished Ceiling Heights	Varies up to approximately 30 ft in certain manufacturing or warehouse areas
Lighting	Offices, labs, and manufacturing areas generally have recessed or surface mounted LED lighting; some hazardous manufacturing areas have explosion-proof lighting; a large variety of LED light fixtures are in use across site

# 700 EUBANKS (continued)

## INFRASTRUCTURE DETAIL

**Heating & Cooling**

Central plant-distributed chilled & hot water; (1) 800ton, (2) 500 ton chillers, 1,800 tons cooling tower capacity BMS/EMS – Continuous control, monitoring and alarming of room environmental conditions to specified limits

**Electrical**

Four substations,Single feed, 12,470 volts @ 600 amps

**Standby Generators**

(1)250 KW (Stability chambers –diesel)  
(1) 500KW (Life-safety –diesel)

**Plumbing**

Domestic potable water and sanitary sewer piping; double-wall process waste piping.

**Process Waste System**

Membrane bio-reactor process waste pre-treatment system with advanced oxidation to neutralize APIs

**Security**

On-site central operation monitors security/safety24x7; extensive use of cameras, key card access, alarm features, access database for user management and event history for DEA compliance

**Utilities**

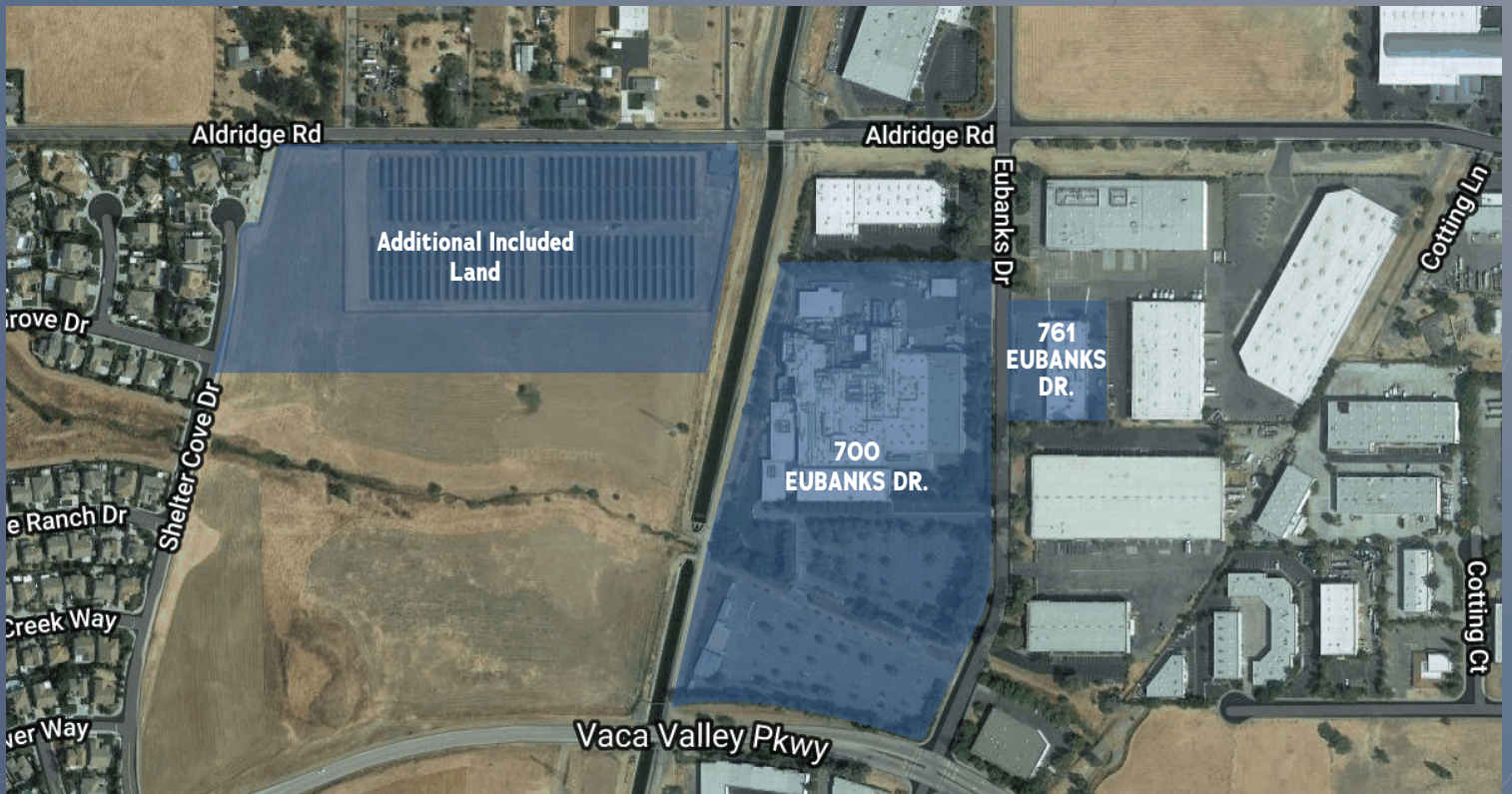
Typical utilities are available and connected to the Facility. Service is provided by the following utility companies:  
Water/Sewer: City of Vacaville and Solano Irrigation District  
Electricity: PG&E and Direct Energy  
Gas: PG&E and Shell



# Dedicated Support Office on Site

761 EUBANKS DRIVE

*30k SF of Support  
Office Across  
the Street*



# Ideal Bay Area Manufacturing Location

Access to deep manufacturing and scientific talent required for cGMP facility

- + Located in Vacaville, between downtown San Francisco and Sacramento
- + Nearby tenants in Vacaville include Genentech / Roche DesignRx, Nova Pharma, Novici and Agenus
- + Leverage scientific talent throughout the Bay Area
- + Abundance of nearby, lower cost, life science manufacturing talent
- + Colleges/Universities - multiple Community/State/UC/Private level campuses located within one hour
- + Solano Community College offers degrees in Industrial Biotechnology

## REGIONAL MAP





# Highly Amenitized Retail Market

HIGH QUALITY, NEWLY BUILT SHOPPING CENTERS

40+ RESTAURANTS LOCATED WITHIN 3 MILES



1 LOWE'S HOME IMPROVEMENT

2 NUT TREE PLAZA

NORDSTROM RACK

BUFFALO WILD WINGS

COST PLUS WORLD MARKET

FIVE BUYS BURGERS AND FRIES

MICHAELS

JAMBA JUICE

ULTA BEAUTY

3 THE HOME DEPOT

4 VACAVILLE PREMIUM OUTLETS

WEST ELM

BANANA REPUBLIC

GUESS

TOMMY BAHAMA

GAP

5 SAM'S CLUB

6 WALMART

7 VACAVILLE COMMONS

SAFeway

TARGET

BIG 5

50

Years Life Science Real Estate Experience

\$1B

Target Equity Deployment for Next Year

\$13B

In Transactions since 2012

\$11B

*“The only pure-play life science manufacturing REIT offering bespoke solutions with customer-first mindset.”*

## About The Owner

Creative Manufacturing Properties (“CMP”) is an entrepreneurial real estate company with Principals that have over 50 years of life science real estate experience and have executed on \$13+ billion in transactions. CMP is well-capitalized by an \$11+ billion real estate asset manager with a mandate to aggressively deploy capital in this niche.

CMP is focused exclusively on life science manufacturing real estate and provides flexible, turnkey solutions to tenants in all stages of their life cycle. Currently, CMP is actively seeking sale leaseback and build-to-suit transactions. Targeting \$1 billion+ of equity deployment over the next year, their goal is to provide attractive solutions through a wide variety of lease and financing structures.

CMP understands real estate is a fundamentally different business than researching and manufacturing innovative cures and therapies. Their solutions unlock capital that is tied up in physical structures for a more efficient use in tenants’ core businesses. CMP is dedicated to providing prompt and tailored transaction alternatives so their tenant partners can advance their programs.



cGMP Manufacturing Facility  
Now Available | Greater San Francisco Bay Area



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