

For Sale | 921 Gateway, Burlington ON

**Rare opportunity to secure a turnkey, fully functional
GMP/Pharmaceutical facility!**



- 20,477 sq. ft. Building on 1.4 acres
- Fully fit up for manufacturing of solid dose pharmaceuticals to cGMP standards.
- State-of-the-art and fully operational
- All improvements are +/- 2 years old
- Strategically located close to the QEW, with easy highway access
- Also available for lease – call for details

**For More Information
Contact Us**

*Sales Representative

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Property Details

TOTAL SIZE	20,477 sq. ft.
ASKING PRICE	\$12,000,000
OFFICE	~25%
WAREHOUSE	~25%
MANUFACTURING/ LAB	~50%
CLEAR HEIGHT	14'6" (to underside of joists)
SHIPPING	2 Truck level doors
PROPERTY TAXES	\$78,978.60 (2024)

- The facility offers a state-of-the-art infrastructure designed to meet GMP and pharmaceutical production standards. With robust environmental controls, advanced security systems, and purpose-built manufacturing spaces, the site is a turnkey opportunity for life sciences companies. The facility's strategic location and built-in redundancies ensure reliability and operational efficiency for prospective buyers.
- The exterior was fully renovated, including paving, 6 electric vehicle charging stations, landscaping, and expanded parking.
- The site is a 30-minute drive from Toronto Pearson Airport and is 1 km from Appleby GO Station, with a bus stop conveniently located at the end of the street.
- Previously held a drug license, standard processing license, and a drug establishment license, more details of which can be made available upon signature of an NDA by qualified parties including a full list of available equipment.



Partial List of Facility Equipment and Building Specs

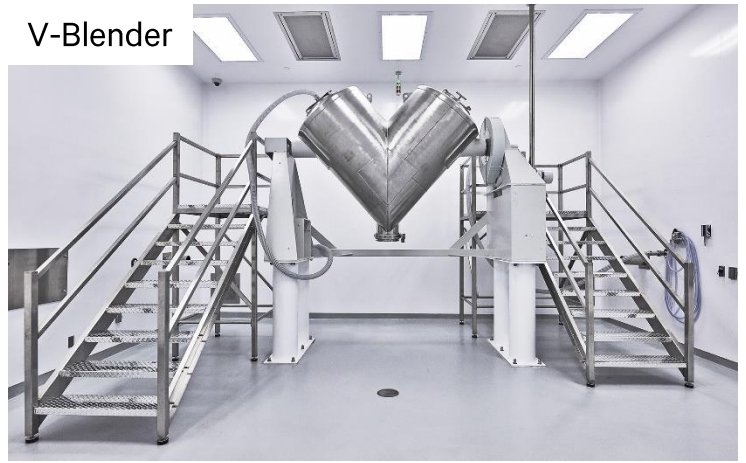
- Air Handling Unit (AHU-01) delivers 30,000 CFM of HEPA-filtered air, maintaining GMP specifications.
- ISO 8 cleanroom standards
- ~40 ACH in airlocks/vestibules, ~20 ACH in corridors, and 15 ACH in production suites
- Dedicated dust collection and central vacuum systems
- Compressed air ports, grounding bars, HEPA filtration, traffic lights for environmental control, purified water ports, and LED lighting controlled by a lighting server
- Combination of wet and dry fire suppression systems throughout throughout the facility.
- Dry suppression systems safeguard document storage and IT server rooms, transitioning to wet systems if necessary.
- Robust Uninterruptible Power System (UPS) to ensure operational safety during power interruptions.
- Transformer for the site was upgraded, with all electrical and plumbing systems upgraded in 2018
- 1600-amp capacity at the main panel
- Natural gas-powered 800-amp backup generator
- 360-degree video coverage for all rooms
- Secure cage with a vault in the warehouse for controlled materials.
- Two In-process secure GMP suites with password access and seismic sensors
- Sampling Suite
- In-Process Check (IPC) Lab
- State-of-the-art Siemens BAS monitors and controls critical facility operations 24/7
- USP-grade purified water system, including RO, EDI, UV sterilization, and final filtration with 14 points of use across GMP suites
- Dedicated Machine Shop: Fully equipped for on-site repairs
- 22 parking spots plus one Handicap, 3 electric charging stations that can charge 6 cars.

**** All details above are not intended to be exhaustive, and are solely provided for informational purposes. Buyer shall be responsible to confirm all details to their own satisfaction. Full list of equipment available to qualified interested parties upon signature of an NDA.**

Sampling Room



V-Blender



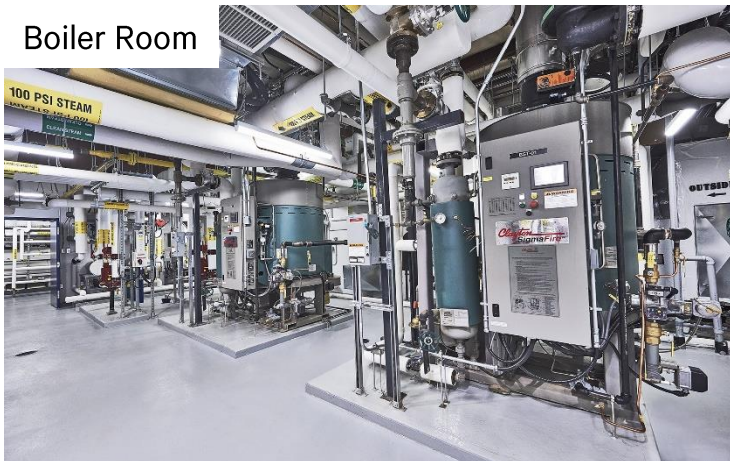
Granulation Room



Tablet Press



Boiler Room



AHU1 & Compressor Area



Dust Collectors

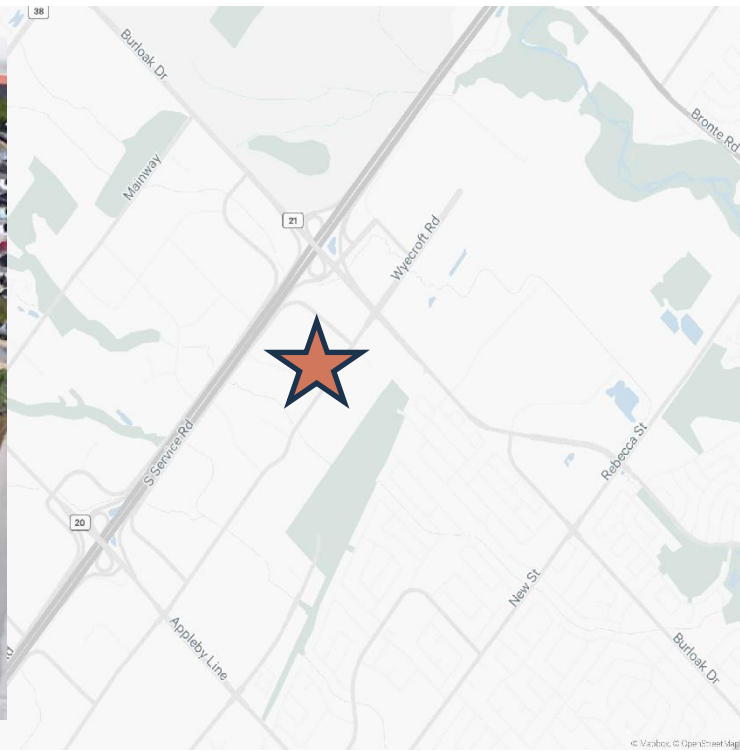


Purified Water System

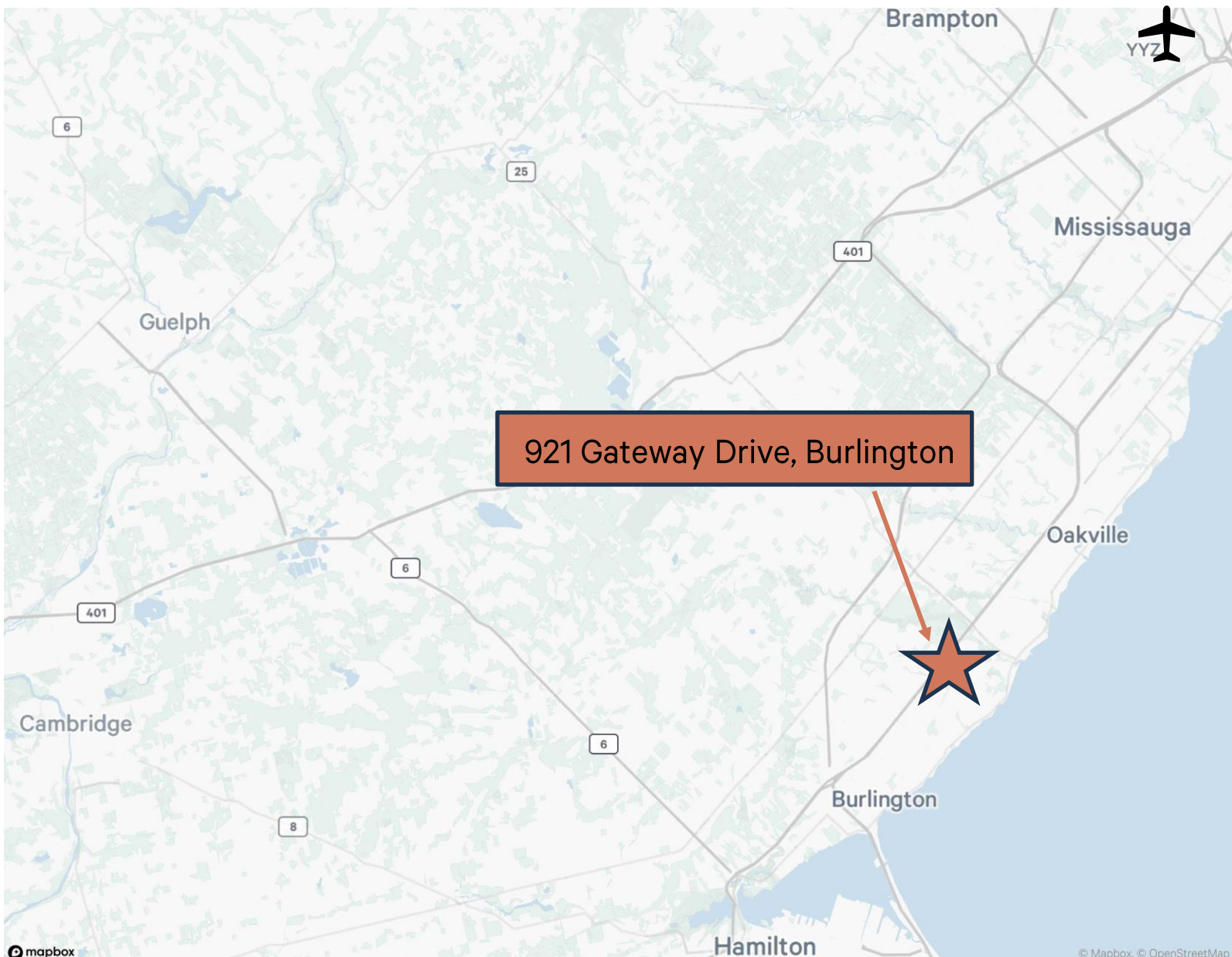




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921 Gateway Drive, Burlington

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Offering Memorandum

MEMORANDUM CONTENTS

This Offering Memorandum (“OM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. The OM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

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SALE CONDITIONS

The Property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, square footages, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

ADVISOR

The Advisor is acting solely as agent for the Vendor and not as agent for the purchaser unless specifically agreed otherwise in writing by all parties. All inquiries regarding the Property or any information contained in this OM should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor (the “Advisor”). It is understood that CBRE Limited (“CBRE”), act as agents for the Vendor, owe to the Vendor a fiduciary duty, and will be compensated by the Vendor. It is understood that CBRE may also directly introduce a purchaser to the Vendor and in such event, and unless otherwise agreed, the purchaser shall receive customer service; that is, while CBRE acts as agent for the Vendor only, they shall act in a fair, ethical and professional manner in providing customer service to a prospective purchaser.

SUBMISSION GUIDELINES

Preferred format for expressions of interest is via Agreement of Purchase and Sale.

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