

Colliers

\$20M in Recent Improvements
to Support Upstream & Downstream Processing



For Lease | $\pm 38,664$ SF on ± 2.2 Acres

cGMP Biomanufacturing Facility

1978 W Winton Avenue | Hayward, CA

Formerly Operated by:

Lonza

Contact Brokers:

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Property Overview



Overview

Previously operated by Lonza, this turnkey multiproduct cGMP facility is purpose-built for clinical-stage biopharmaceutical manufacturing specializing in the production of biotherapeutics, including antibodies, fusion proteins, and enzymes, using mammalian cell culture. The facility supports technology transfer, single-use manufacturing, and comprehensive analytical and regulatory services.

Key Features & Capacity

- **Upstream Processing:** power and utilities to operate 2 x 1,000L and 2 x 2,000L single-use bioreactors, enabling flexible, high-yield production.
- **Downstream Processing:** Robust purification capabilities to ensure product quality and compliance.
- **Support Services:** Includes pilot labs, analytical testing, stability studies, quality control, and regulatory support for seamless process development.
- **Aseptic Filling:** Single-use technology for bulk drug substance filling into bags and bottles, with frozen or refrigerated storage options.
- **Infrastructure:** Designed for 20/7 operations, offering scalability for future teams.
- **Location Advantage:** Strategically located in Hayward, CA, with proximity to Bay Area Life Sciences hubs

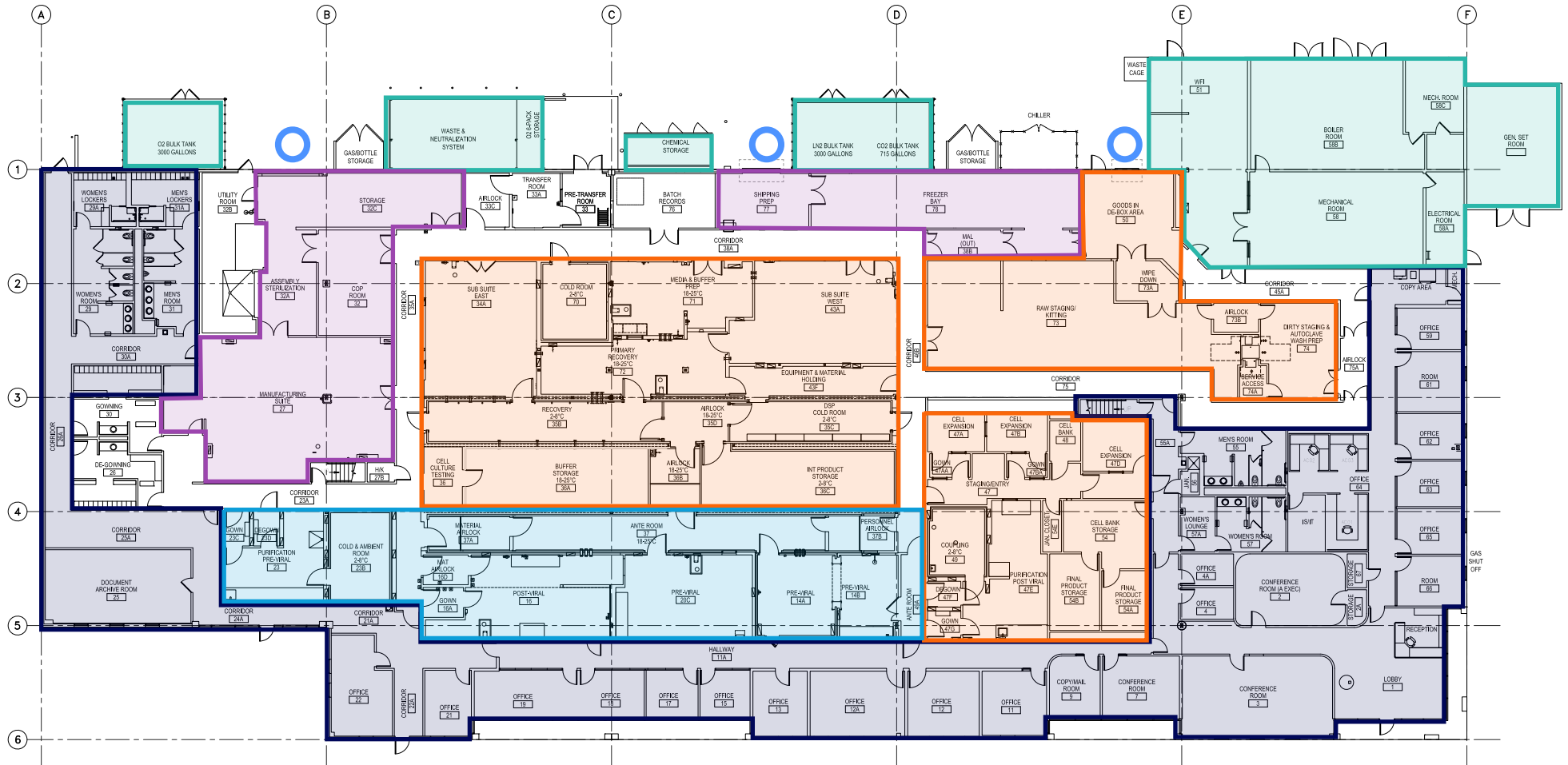
Existing Infrastructure

- Power (1,000 amps @ 277/480v)
- Backup Generator (1,000 gallons)
- Connectivity for WFI system previously outfitted with 10kL HWFI storage/recirculation tank and previously installed HWFI loop and POU heat exchangers to ambient WFI.
- New Chiller supporting cold rooms
- 3rd party bulk gas service (O₂, CO₂ and LN₂)
- Upgraded Boilers
- Lift pump for waste to central neutralization system



Floor Plan

- Office
- Upstream
- Downstream
- Finished Goods/Shipping
- Utility Infrastructure



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Location Overview

Emeryville
20.6 Miles

South San Francisco
25.8 Miles

The Peninsula
19.8 Miles

Fremont
13.6 Miles

San Jose
28 Miles

1978
W Winton
Ave

INTERSTATE
880

92

San Mateo Bridge



Strategically Located Within
**The Bay Area Life Sciences
Ecosystem**



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