

FOR SALE

FERMENTATION MANUFACTURING FACILITY

6906 Dixie St Columbus, GA 31907



SALE PRICE

Undisclosed

LOT SIZE:

22 acres

FACILITY SIZE:

50,000 SF

Carson Cummings

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KENNON & PARKER**

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OFFERING SUMMARY

Sale Price:	Undisclosed
Facility SF:	50,000 SF
Lot Size:	22 Acres
Year Built:	1974
Zoning:	LMI
Market:	Columbus, GA/AL
Submarket:	Greater Columbus

FERMENTATION MANUFACTURING FACILITY OVERVIEW

This is a rare opportunity to acquire a fully permitted, large-scale fermentation manufacturing facility in the United States. Located in Columbus, Georgia, the site is strategically positioned to support domestic biomanufacturing, precision fermentation, industrial biotechnology, and specialty ingredient production while strengthening U.S.-based supply chains. The opportunity is structured to provide flexibility of acquisition, allowing buyers to pursue the asset either as a standalone real estate investment or as a turnkey fermentation manufacturing platform, depending on strategic objectives. The facility offers approximately 1.1 million liters (290,000 gallons) of installed fermentation capacity and infrastructure already in place to accelerate commercialization timelines.

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REAL ESTATE - LAND AND FACILITY

The real estate offering consists of a 22-acre industrial campus with a purpose-built fermentation manufacturing facility. This option allows an owner or investor to acquire the land and building independently of the manufacturing equipment and operational assets.

The facility spans approximately 50,000 square feet and includes extensive utility and process infrastructure supporting fermentation, downstream processing, solvent and chemical processing, drying technologies, and chromatographic separations. The site offers flexibility for continued fermentation manufacturing, biotechnology applications, redevelopment, or repurposing for other advanced manufacturing use.

The property benefits from clean Phase I and Phase II Environmental Site Assessments and is fully entitled for industrial use. The campus also offers significant expansion potential, supported by existing infrastructure and prior capital investment estimated at approximately \$50 million.

REAL ESTATE HIGHLIGHTS

- 22-acre industrial campus
- ±50,000 SF facility
- Purpose-built fermentation manufacturing facility
- Clean Phase I & Phase II Environmental Site Assessments
- Fully entitled and permitted industrial zoning
- Existing utilities and infrastructure supporting fermentation and downstream processing
- Approximately \$50 million of historical capital investment

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FULLY INTEGRATED ASSET PACKAGE HIGHLIGHTS:

- 1.1 Million Liters (290,000 Gallons) Installed Fermentation Capacity
- Seven 1,500-Gallon Fermenters
- Fourteen 20,000-Gallon Commercial Fermenters
- 22-Acre Industrial Campus
- Purpose-Built Fermentation Manufacturing Facility
- Pilot Laboratory and Pilot Plant Capabilities
- Commercial Fermentation and Downstream Processing Infrastructure
- PLC-Controlled Process Systems
- Continuous Sterilization Systems
- Anaerobic and Aerobic Fermentation Capability
- Utilities, Storage, and Processing Infrastructure Included
- More Than 15 Years of Operating History
- Over 5,000 Production Batches Completed
- Greater Than 96% Contamination-Free Performance at Scale
- Experienced Local Operating Team
- Clean Phase I & II Environmental Site Assessments
- Accelerated Start-Up Timeline vs. Greenfield Development
- Significant Existing Capital Investment and Expansion Capacity

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FULLY INTEGRATED ASSET PACKAGE DESCRIPTION

For buyers seeking immediate operational capability, the acquisition can be expanded to include the complete fermentation manufacturing platform housed within the facility.

The facility provides approximately 1.1 million liters (290,000 gallons) of installed fermentation capacity, including seven 1,500-gallon fermenters and fourteen 20,000-gallon fermenters, supported by charge and feed tanks, in-process storage tanks, continuous sterilization systems, PLC-based controls, and off-gas analysis capabilities.

Engineered for commercial-scale fermentation manufacturing, the platform offers a compelling strategic advantage: an accelerated path to operation compared to a greenfield development. Existing pilot laboratory, pilot plant, and commercial-scale production assets enable companies to scale from organism development through full commercial manufacturing on a single integrated campus.

The facility is uniquely positioned to support rapid scale-up through established infrastructure, experienced operating personnel, and extensive engineering already completed for future expansion. This integrated platform delivers meaningful time-to-market and capital efficiency advantages for companies seeking domestic fermentation manufacturing capabilities.

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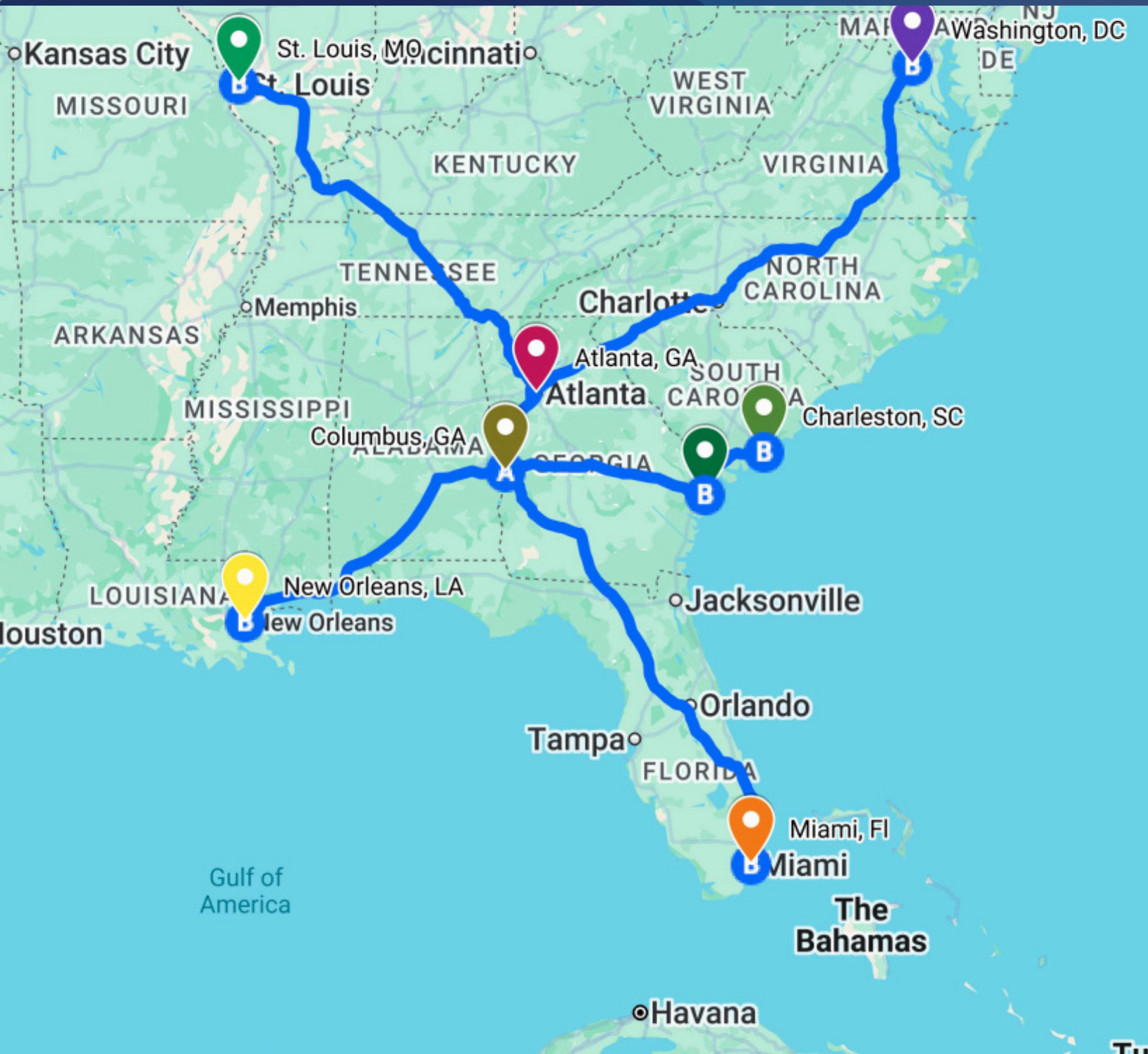
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