

# FOR SALE

## PHARMACEUTICAL 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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Sale Price

**UNDISCLOSED**

## PHARMACEUTICAL MANUFACTURING FACILITY

This is a rare opportunity to acquire a fully permitted, large-scale pharmaceutical-grade manufacturing facility in the United States. Located in Columbus, Georgia, the site is strategically positioned to support domestic API production and strengthen U.S. pharmaceutical supply chains.

### OFFERING SUMMARY

Facility SF:	50,000 SF
Lot Size:	22 Acres
Year Built:	1974
Zoning:	LMI

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 pharmaceutical manufacturing platform, depending on strategic objectives.

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## REAL ESTATE - LAND AND FACILITY

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

The facility encompasses approximately 50,000 square feet, offering significant flexibility for continued pharmaceutical use, redevelopment, or repurposing for other advanced manufacturing applications.

The property benefits from clean Phase I and Phase II Environmental Site Assessments and is fully entitled for industrial use.

## REAL ESTATE HIGHLIGHTS

- 22-acre industrial site
- 50,000 SF Facility
- Purpose-built pharmaceutical manufacturing building
- Clean Phase I & Phase II Environmental Site Assessments
- Fully entitled and permitted industrial zoning
- Ideal for redevelopment, repurposing, or long-term hold



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## TURNKEY PHARMACEUTICAL MANUFACTURING PLATFORM

Land, Building, & Full API Production Assets

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

The facility was designed by Merck, with a layout replicating Merck's Danville, Pennsylvania site, and is fully permitted and compliant with FDA, EPA, USDA, OSHA, and ISO 13485 requirements.

Engineered for commercial-scale API production, the platform offers a compelling strategic advantage: an estimated 18-month fast start-up timeline, compared to approximately five years for a greenfield development. This accelerated path to operation delivers a meaningful time-to-market and capital efficiency advantage for onshore pharmaceutical manufacturing.

### FULLY INTEGRATED ASSET PACKAGE:

- 1.5M-Liter Turnkey Fermentation + 200kL HP/HT Reactors
- Fully Permitted: FDA, EPA, USDA, OSHA, ISO 13485
- Merck-Designed API Assets – Site replicates Merck's Danville, PA layout
- 50+ Trained Operators On-Site
- 22-Acre Industrial Site with clean Phase I/II ESAs
- 18-Month Fast Start-Up Timeline vs. 5-Year Greenfield Build

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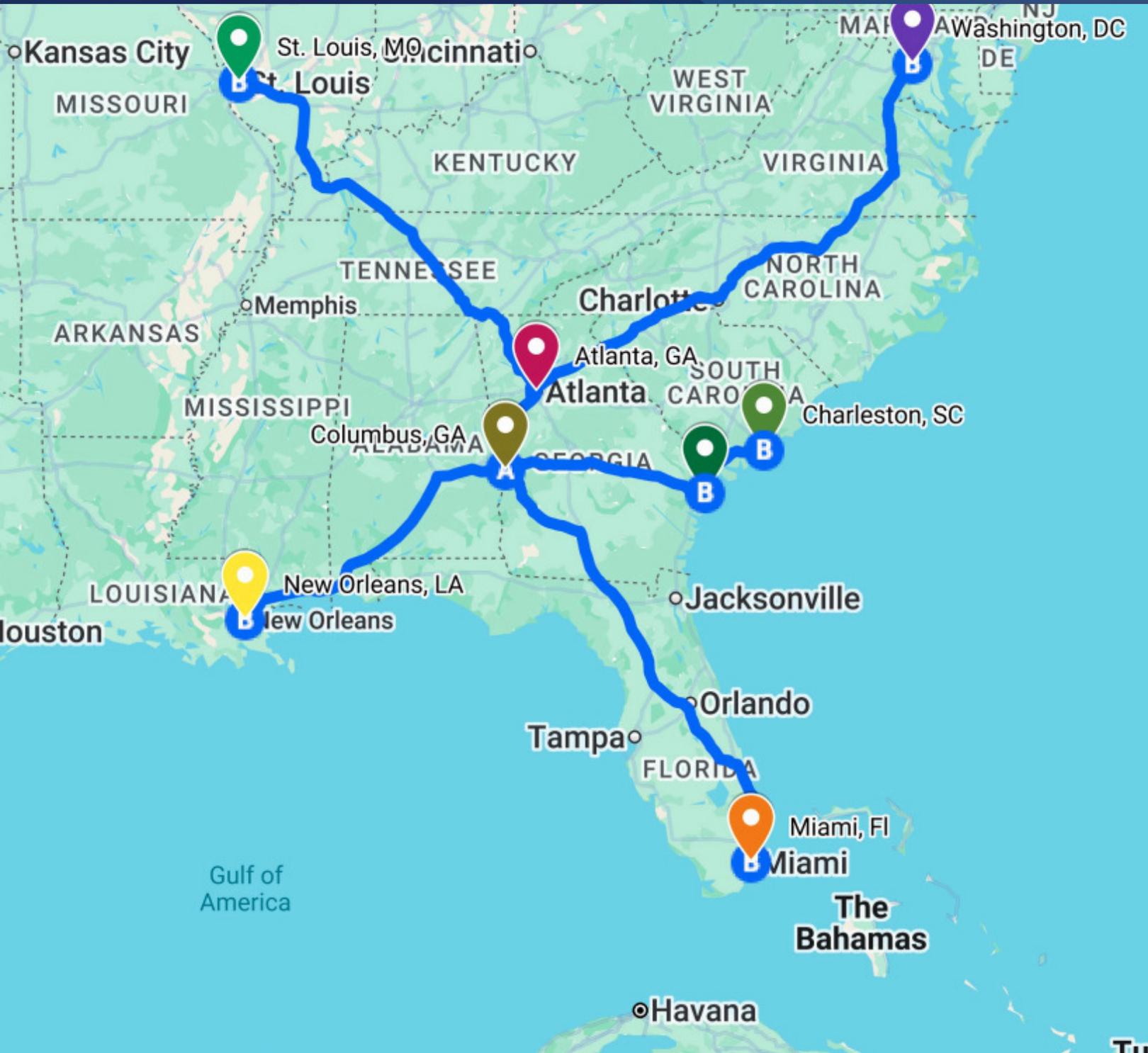
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