

The image features a golden droplet suspended in the air above a golden splash. The background is a solid, warm golden color. The droplet is perfectly spherical with a bright highlight, and the splash below it is a crown-like shape with several smaller droplets rising from it. The overall effect is one of luxury and high quality.

LIQUID GOLD

LIQUID GOLD

Actavis
Lincolnton, NC
Liquids, Creams, Lotions



“ L I Q U I D G O L D ”

Actavis Lincolnton, NC is a superbly equipped liquid, lotion, and cream pharmaceutical production facility. This site is in full operation through 2QTR of 2015 and has been consistently maintained in immaculate condition by dedicated skilled professionals. This facility is capable of manufacturing, packaging, warehousing, and quality testing generic liquid and semi-solid products for the Rx and OTC markets.

This opportunity will allow the buyer to purchase a turn-key facility covering the **Actavis Lincolnton, NC** building with equipment “in place” and in “ready to manufacture” condition. This 150,000 SF single story structure sits on a 13 acre plot, located approximately ½ hour from the Charlotte Airport (CLT).

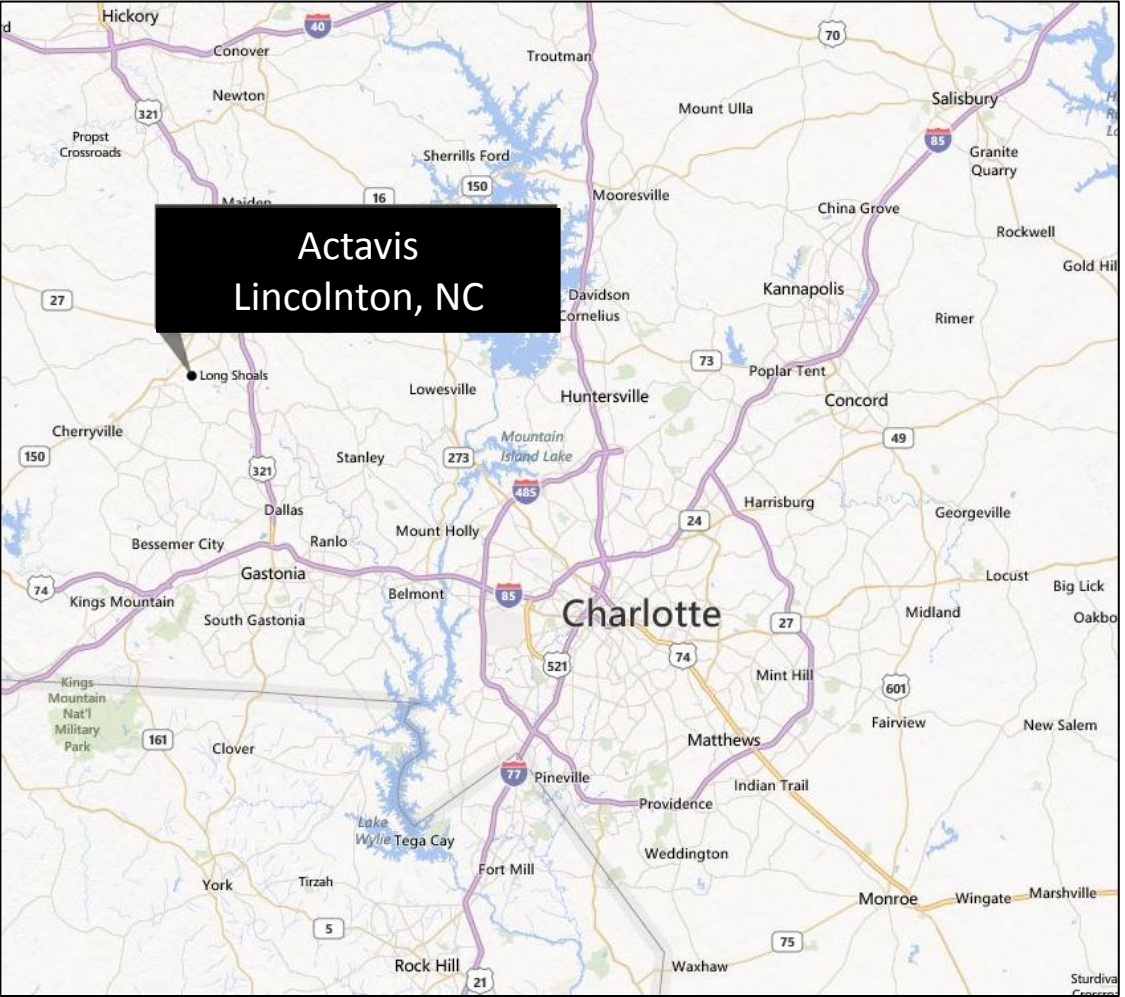
Actavis Lincolnton, NC has an annual capacity of producing 14 million liquid units and 46 million semi-solid units, now operating with 320 employees. Key products manufactured include Permethrin Cream/Lotion, Clobetasol Lotion/Shampoo, Nystatin Cream/Ointment, BMD/BMV Cream & Ointment, Tretinoin Cream, Ibuprofen Suspension, Triple Antibiotic Ointment, Hydrocortisone Cream/Ointment, Miconazole Nitrate Cream & Suppositories.

Actavis Lincolnton, NC is ready to turn your liquid, cream, and lotion products into profit. This opportunity has the potential for superior long term profitability combined with the benefit of short term immediate availability and quick start up.





Building Area	Size
Office	24,540 SF
Warehouse	76,700 SF
Packaging / Compounding	30,650 SF
Quality	13,345 SF
Mechanical Rooms	4,730 SF
Total building	150,000 SF



Actavis Lincolnton, NC
1877 Kawai Rd, Lincolnton, NC 28092

CREAMS & LOTIONS PROCESSING



DCI 1,000 Gal Processing System (2012)



Lee 600 Gal Trimix Triple Motion kettle



Lee 1,000 Gal Trimix Triple Motion Kettle



Lee 300 Gal Double Motion Vacuum Kettle (2000)

Actavis Lincolnton, NC is well-equipped with an assortment of Jacketed Kettles, Vacuum Processors, Single Wall Tanks, Jacketed Tanks, Mills and Pumps to process its creams and lotions. Highlights include:

- QTY (10) Lee and Groen Triple Motion Jacketed Kettles ranging in size from 15 to 1,000 Gallon
- QTY (9) Lee and Groen Single and Double Motion Kettles, ranging in size from 30 to 300 Gallon
- DCI 1,000 Gal Ion Jacketed Vacuum Lotion Processing System (2012)
- QTY (9) Greerco, Waukesha and Silversen Colloid Mills
- QTY (3) Cornell Versators (Models D8 and D16)
- QTY (18) Waukesha Positive Displacement Portable Pumps, etc.
- Many portable Jacketed and Non-Jacketed Tanks



Lee 1000 Gal Trimix Triple Motion Vacuum kettle (2000)

LIQUIDS PROCESSING SYSTEM



(1 of 4) DCI 2500 Gal Processing Tanks (2007)



(1 of 2) DCI 250 Gal Processing Tanks



(1 of 2) Sanimatic CIP Systems



(1 of 8) Water/Glycol Heating Systems



(1 of 4) DCI 1000 Gal Processing Tanks (2007)

Actavis Lincolnton, NC is equipped with a state-of-the-art Liquids Processing System. Installed new in 2007, this fully automatic, computerized system meters raw materials into various mixing tanks and controls tank to tank liquid transfers. Tanks are all CIP capable and can be used under nitrogen blanket. System includes:

- QTY (4) DCI 2,500 Gallon Jacketed Vacuum Agitated Tanks
- QTY (4) DCI 1,000 Gallon Jacketed Vacuum Agitated Tanks
- QTY (2) DCI 250 Gallon Jacketed Vacuum Agitated Tanks
- QTY (10) Waukasha Positive Displacement Pumps
- QTY (2) Sanimatic CIP Skids
- QTY (8) Water / Glycol Heating Systems

LIQUID BOTTLING LINES



Capmatic Capper on Line A



US Bottlers Monoblock Filler / Capper on Line D (2008)



Bergami Cartoner on Line J (2007)

Line #	Type	Equipment
D	Bottle Line	(New 2008) Rotary Unscrambler, Omega Random Bottle Unscrambler, US Bottlers Monoblock Filler / Capper (18 head net weight filler & 6 head Capper), Taptone Level Detector, Enercon Induction Sealer, Capmatic Retorquer, Rectangular Accumulation Table, Axon Neck Bander & Tunnel, Thiele (Barry Wehmiller) Literature Placer, Rectangular Accumulation Table, and Manual Case Packing with Case Taper & Case Labeler. The manual Case Packing Station is scheduled to be replaced by a new fully automatic ESS Case Packer and ESS Palletizer. This equipment is currently in storage pending the upgrade. Can do both glass and plastic bottles. Line includes multiple vision systems.
J	Bottle Line	Omega Random Bottle Unscrambler, ESS Monoblock Filler / Capper, Universal Labeler, Axon Neck Bander, ESS Dosing Cup Dispenser, Bergami Cartoner, Videojet Coder, PMI Bundler, and Manual Case Packing with Case Taper & Case Labeler. Line includes multiple vision systems.
A	Bottle Line	Omega Random Bottle Unscrambler, All Fill Piston Filler, ESS Fitment Placer, Capmatic Capper, Accraply Labeler, Axon Neck Bander & Tunnel, CAM Cartoner, and Manual Case Packing with Case Taper & Case labeler. Line includes multiple vision systems.
E	Pouch Line	One (1) UNUSED Korber Medipak Poucher (2007), with vision system



PMI Bundler on Line J



IWKA (OYSTAR) High Speed Plastic Tube Filler on Line K (2010)

T U B E F I L L I N G L I N E S

Line #	Type	Equipment
K	Tube Filling	IWKA (Oystar) High Speed Plastic Tube Filler (2010), Checkweighing, CAM Cartoner, CAM Bundler, CAM Case Packer, and CAM Palletizer. Line was new in 2010. Line includes multiple vision systems.
I	Tube Filling	IWKA High Speed Plastic Tube Filler (1994), Checkweighing, IWKA Cartoner, Bergami 5th Panel Collator, Bergami Bundler, Fanuc Case Packer, and Case Taper with Case Labeler. Line includes multiple vision systems.
G	Tube Filling	IWKA Plastic Tube Filler (1998), Checkweighing, IWKA Cartoner, Bergami Bundler, and Manual Case Packing with Case Taper & Case Labeler. Line includes multiple vision systems.
B	Tube Filling	Comadis Plastic Tube Filler (1997), OZAF Applicator Feeder, CAM Cartoner, Videojet Coder, Checkweighing, Bergami Bundler, and Manual Case Packing with Case Taper & Case Labeler. Line includes multiple vision systems.
F	Tube Filling	Kalix Metal Tube Filler (1989), Checkweighing, Kalix Cartoner, Bergami Bundler, and Manual Case Packing with Case Taper & Case Labeler. Line includes multiple vision systems.



CAM KV/2 Cartoner on Line K (2010)



CAM SM805 Case Packer on Line K (2010)



CAM ZP Palletizer on Line K (2010)

SUPPOSITORY MANUFACTURING



Sarong Suppository Machine (1994)



MGS Stealth Cartoner (2011)



Bergami CM40 Bundler (2010)



Scott Turbon Processing System for Suppositories (2010)

Actavis Lincolnton, NC is capable of manufacturing and packaging Glycerin Suppositories. The system includes a mezzanine installed Scott Turbon Processing Skid which features two 500 Gallon Double Motion Jacketed Vacuum Tanks, each with a Waukesha Pump and complete control system.

Line “H” begins with a standard Sarong Suppository Forming Machine, Model CT-1 (new 1994). This feeds a state-of-the-art MGS Cartoner, new in 2010 (with intermittent to continuous motion transfer unit to get the cut suppository strips into the Cartoner), two secondary feeders to the Cartoner, one for the applicator, and one for a tube (of lubricant). The line continues with a Checkweigher, a Bergami 5th Panel Collator, a Bergami Bundler, and the line ends with manual casing station including Case Taper with roll up Case Labeler.

FULLY EQUIPPED LABORATORIES



(2 of 8) Agilent GC Systems



View of Laboratories



View of Fume Hoods



Waters and Agilent HPLC Systems



(2 of 4) Waters Acquity UPLC Systems

- QTY (4) Waters Acquity UPLC Systems
- QTY (18) Waters Alliance HPLC Systems
- QTY (20) Waters 717 HPLC Systems
- QTY (3) Agilent 1100 Series HPLC Systems
- QTY (8) Agilent GC Systems
- QTY (2) Malvern Mastersizers
- Perkin Elmer FT-IR
- Shimadzu TOC Analyzer
- Varian Fast Sequential AA Spectrometer
- QTY (6) Distek , Sotax , & Vankel Dissolution Testers

WAREHOUSE AND MATERIAL HANDLING



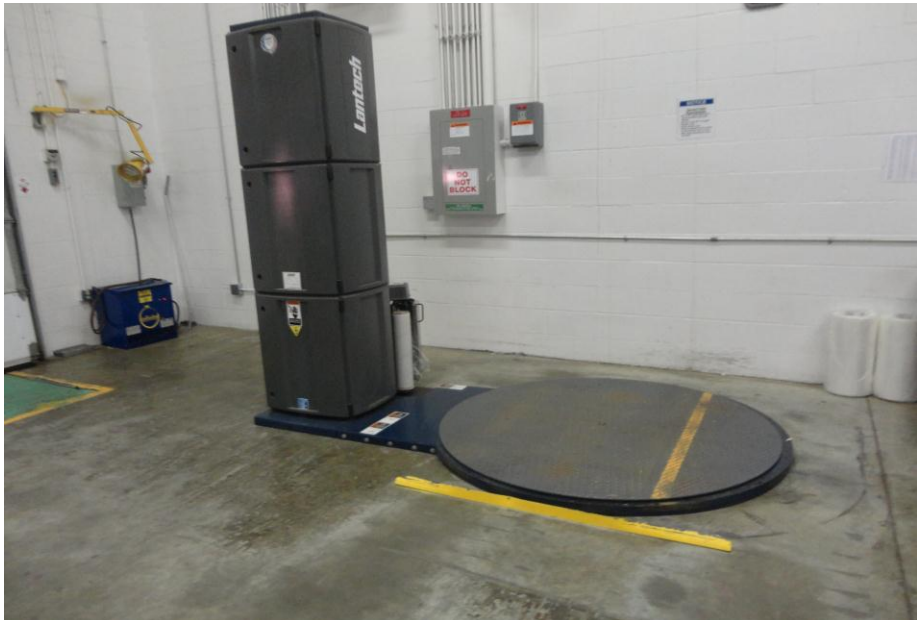
(2 of 11) Yale Electric Forklifts



(2 of 4) Sahara Hot Boxes



Lathe in Machine Shop



Lantech Pallet Stretch Wrapper



ES Stability Chambers

- 76,700 SF Air Conditioned Warehouse
- 463 Sections of 16 Foot High Heavy Duty Pallet Racking
- QTY (4) Sahara Hot Boxes
- QTY (4) Environmental Specialties Stability Chambers
- QTY (3) Environmental Specialties Walk-In Stability Chambers
- Southeast Walk-In Cooler
- Lantech Pallet Stretch Wrapper
- QTY (11) Yale Electric Forklifts
- Fully-Equipped Machine Shop



View of Waste Water Treatment Building (2007)



(1 of 2) Atlas Copco Oil Free Air Compressors (200HP & 150HP)



USP Water System with RO Skid, Ozone Skid and DCI 2,500 Gal Tank

PLANT SUPPORT SYSTEMS



View of Waste Water Treatment System



View of Waste Water Treatment System



Caterpillar 1,275 kW Emergency Diesel Generator



(1 OF 2) Packaged Steam Boilers

FEATURES AND SPECIFICATIONS

Size and Ground

Approximately 150,000 SF primary facility on 13 acres

Construction

Floors – Floor thickness on the ground floor is 6” concrete reinforced with 6 x 6 – W2.9 x W2.9 welded wire fabric. Mezzanine floors are 5” thick sloping to 3” concrete. Processing areas are epoxy/urethane concrete.

Walls – Exterior brick and block construction. Internal sheetrock and cement board epoxy painted. Ceilings are lay in tile.

Roof – The front half of the facility is EPDM membrane replaced in the last 5 years. The back warehouse roof is built-up tar and gravel.

Columns– Steel

Ceiling Height

Clear height ranges from 10’ – 16’ in production areas to 20’ - 22’ throughout the warehouse.

Water and Sewer

Supplied by the city of Lincolnton, NC. This facility has a Waste Water Treatment Building that was added in 2007. The Waste Water Treatment Building is a DAF (Dissolved Air Flotation) system designed for removal of oils and greases. This system is equipment with a pH adjustment system and storage/sludge tanks.

Power

There are 2 power services entering the building. Original service is 480/277 volts / 2000 amps. Warehouse service is 480/277 volts / 2500 amps. There is also a Caterpillar 1275 kW Emergency diesel generator

Air Conditioning and Related Information

The facility has approximately QTY (37) Packaged DX Rooftop Units (RTUs) with cooling capacities ranging from 2-½ Ton to 20 Tons. Some units also include natural gas heating. HVAC units have been selected to maintain plant production areas within 68°F to 74°F range. The Warehouse set point temperature range is 68°F to 77°F. The site utilizes a 100 Ton chiller for supplying chilled water to a Lab air handler using 100% fresh air. The facility utilizes QTY (3) dust control units serving each of QTY (3) separate processing areas.

Sprinkler

ESFR / Normal Hazard. There is increased sprinkler densities in flammable processing areas and an FM200 system is present on Line E which is considered a controlled room.

Compressed Air

QTY (2) Atlas Copco Oil Free Air Compressors (200HP & 150HP) with air drying, distribution piping throughout the facility.

Office

Approximately 24,500 SF of modern office space in primary facility with all amenities.

Truck Loading

QTY (7) 10’ x 10’ dock high doors, QTY (1) 12’ x 14’ dock high door, full levelers, pads, seals and lights, easily accessed. QTY (2) ground level dock doors.

Zoning

I-G for General Industrial use.

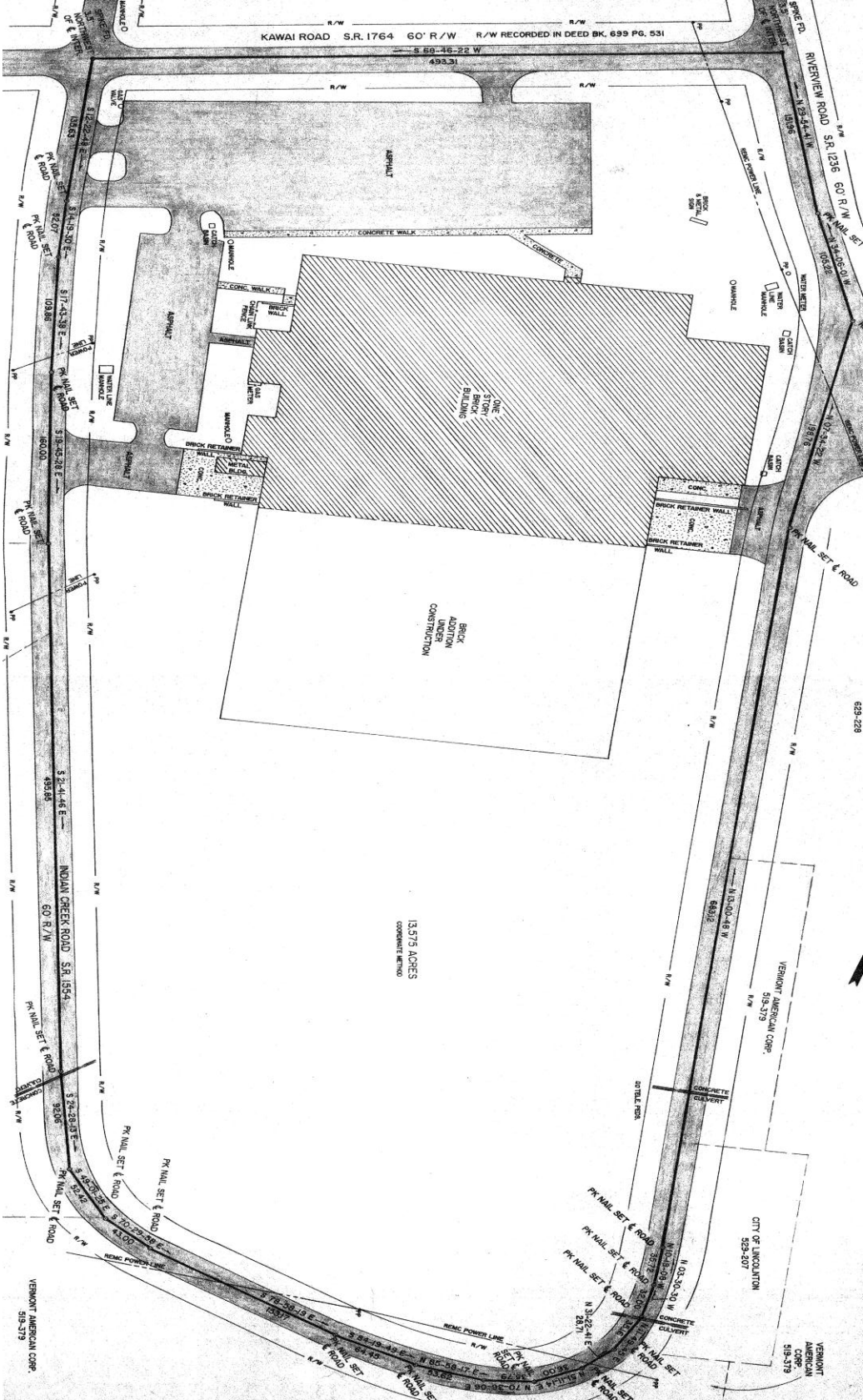
Special Equipment and Features

QTY (2) Cleaver Brooks and Industrial Boiler 100 HP Packaged Steam Boilers (Natural Gas).

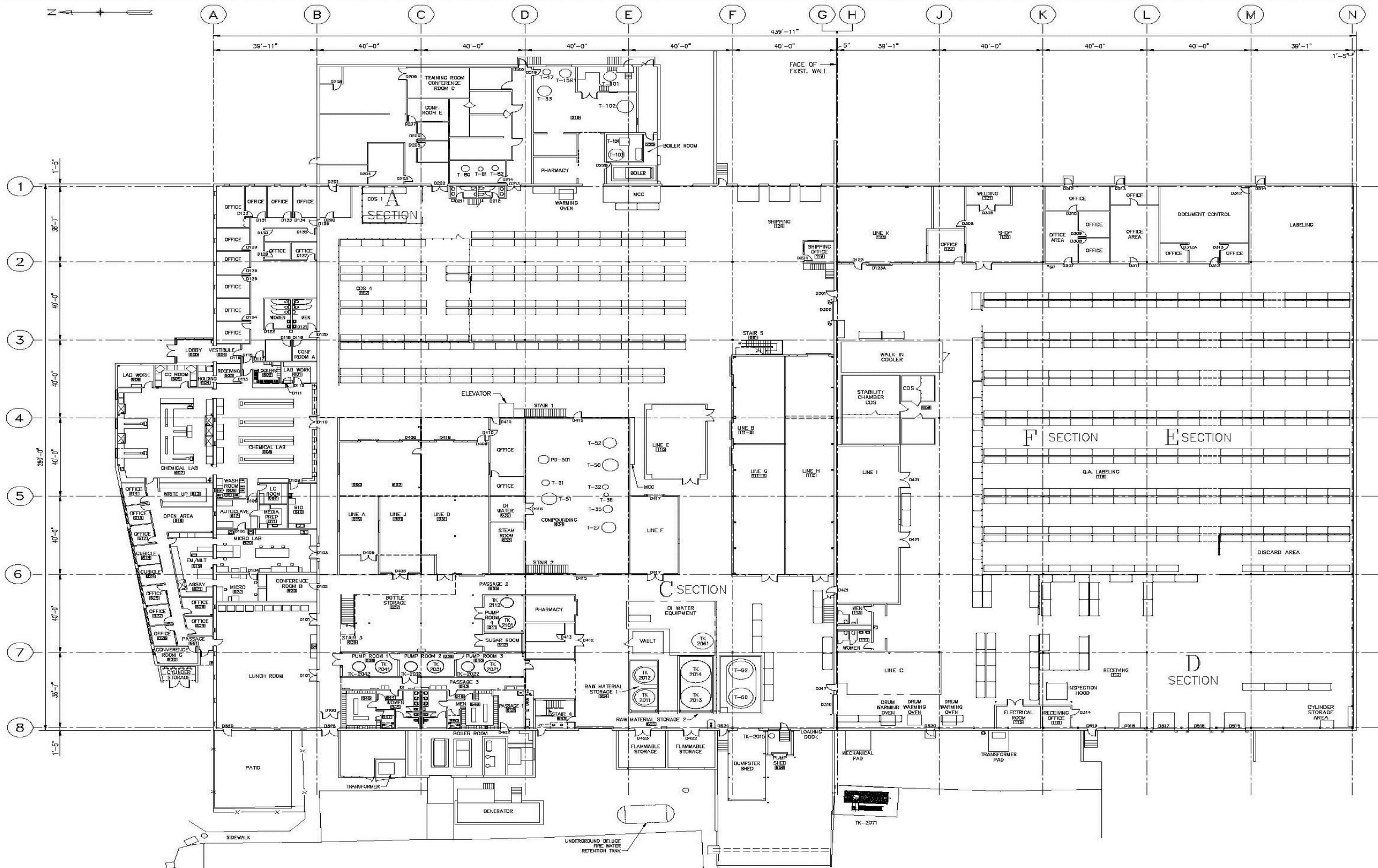
QTY (3) Trane Chillers (70 Ton, 120 Ton, and 150 Ton) utilized for providing process chilled water to manufacturing areas.

USP Water System rated at 18 gallons /minute with RO Skid, Ozone Skid and DCI 2,500 Gallon Tank.

Temperature controlled warehouse is approximately 77,000 SF. It is equipped with approximately 465 sections of 16’ high pallet rack .



OVERALL BUILDING LAYOUT





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