

A WINDOW OF OPPORTUNITY



Actavis PharmaPack
Zoetermeer, Netherlands



(2006) Noack Blister Packaging Machine, Line 2



(2006) Noack Blister Packaging Machine, Line 2



(2006) MegaPack Combination Cartoner / Caser, Line 13

A W I N D O W O F O P P O R T U N I T Y

Actavis PharmaPack Zoetermeer, Netherlands is a well-equipped solid dose pharmaceutical packaging facility. The facility is in full operation through the spring of 2014. If you have a packaging need for existing products or new packaging requirements in your plans, **Actavis PharmaPack Zoetermeer, Netherlands** is your solution.

This “Window of Opportunity” will allow the buyer to assume the current lease covering the **Actavis PharmaPack Zoetermeer, Netherlands** building, and purchase the equipment “in place” and in “ready to package” condition. This facility is housed in a modern single story structure, with a three story office wing. It is approximately 73,000 SF of total space, with a 21,000 SF GMP packaging suite, a 42,000 SF warehouse, and a 10,000 SF office. The building is leased through November 2021.

On a single shift basis, **Actavis PharmaPack Zoetermeer, Netherlands** has a capacity of producing 15M packs and 3M bottles. Capacity can increase with additional shifts.

Actavis PharmaPack Zoetermeer, Netherlands is a “Window of Opportunity,” waiting to be opened.



(2013) Christ Stretch Banding Machine, Line 1

FACILITY OVERVIEW

The GMP Packaging Suite contains nine (9) blister packaging lines, each anchored by a Noack (now Romaco) blister packaging machine. Each Noack has a Hapa printer and a Laetus vision system. Four of the Noack's were new in 2006, with the others being older. There is also one bottling line with 2011 Countec equipment, and other misc. packaging equipment.

Line #	Type	Equipment
1	Blister Line	2006 Noack DPN760-L Blister Packaging Machine, a CAM PPX25 Cartoner, a Collischan Check Weigher, and a 2013 Skinetta/Christ Filmtec 3030 Stretch Banding Machine.
2	Blister Line	2006 Noack DPN760-L Blister Packaging Machine, a CAM PPX16 Cartoner, a Garvens Check Weigher, and a 2011 Band-All Stretch Bander.
3	Blister Line	Noack DPN760 Blister Packaging Machine, a CAM PPM Cartoner, a Collischan Check Weigher, and a 2011 Band-All Stretch Bander.
4	Blister Line	1995 Noack DPN866 Blister Packaging Machine, a Romaco Promatic 150 Cartoner, and a Collischan Check Weigher.
5	Blister Line	Noack N920 Blister Packaging Machine, a Romaco Promatic AS300 Cartoner, and a Collischan Check Weigher.
6	Blister Line	2006 Noack DPN760-L Blister Packaging Machine, a Romaco Promatic P150 Cartoner, a Collischan Check Weigher, and a 2013 Skinetta/Christ Filmtec 3030 Stretch Banding Machine.
7	Blister Line	2006 Noack DPN760-L Blister Packaging Machine, a CAM PMM18 Cartoner, a Collischan Check Weigher, and a Kiener Stretch Banding Machine.
9	Coding Line	2012 Kraus Model FK Carton Coding Line.
11	Bottle Line	Manual Bottling Line with King TB4 Tablet Counters, etc.
12	Blister Line	Noack DPN760 Blister Packaging Machine, a Domino Ink Jet Coder, and a Sartorius Check Weigher.
13	Blister Line	Noack DPN760 Blister Packaging Machine, and a 2006 Megapack Combination Cartoner and Case Packer.
16	Bottle Line	2011 Countec Bottling Line with a Countec DCM607 Channel Counter, and an Etipack Labeler.
XX	Engraving Line	2006 Hapa Plate Engraving System.



Romaco Promatic AS300 Cartoner, Line 5



(2012) Kraus FK Coding Line



Curbside View of Building



View of Offices and Loading Docks

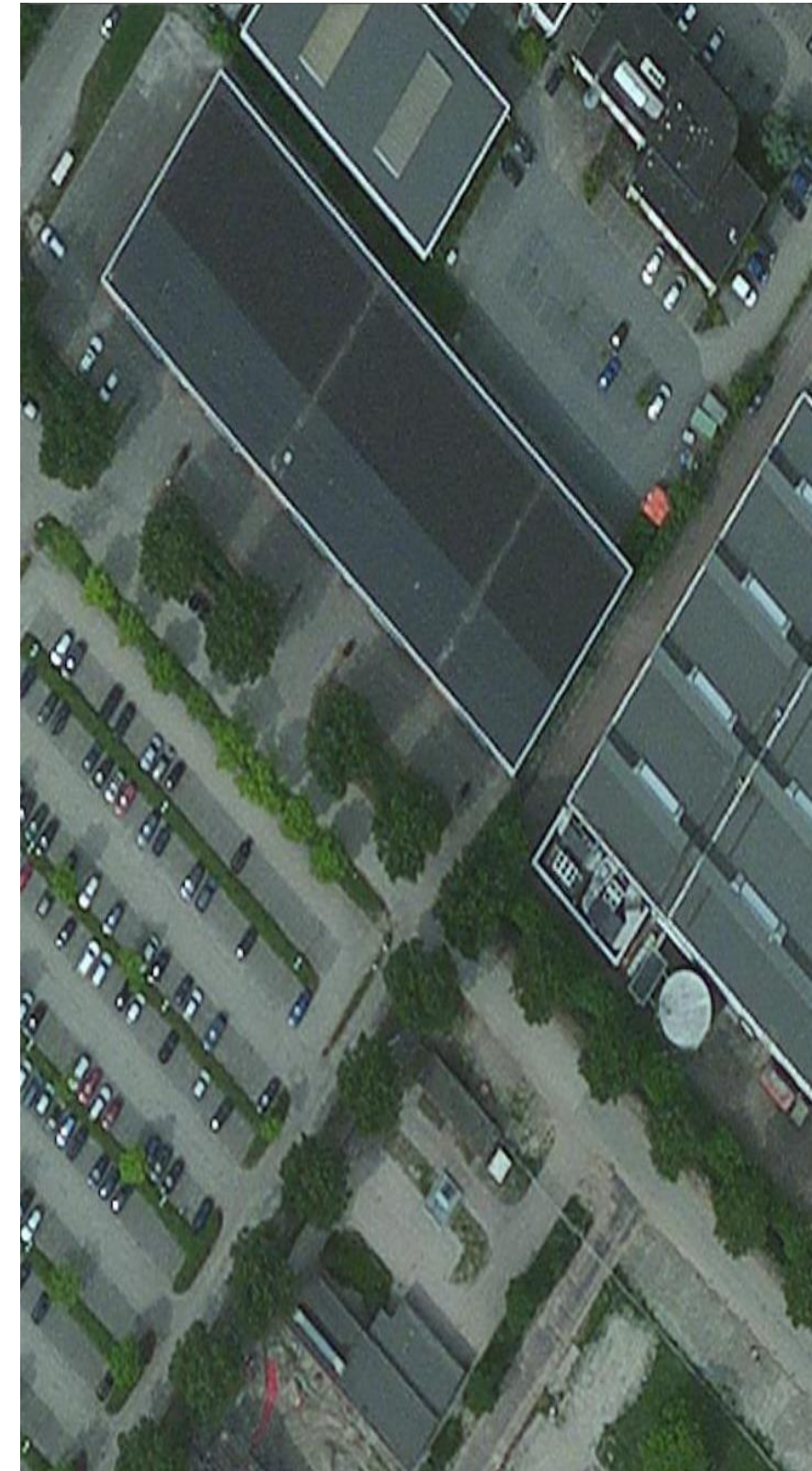


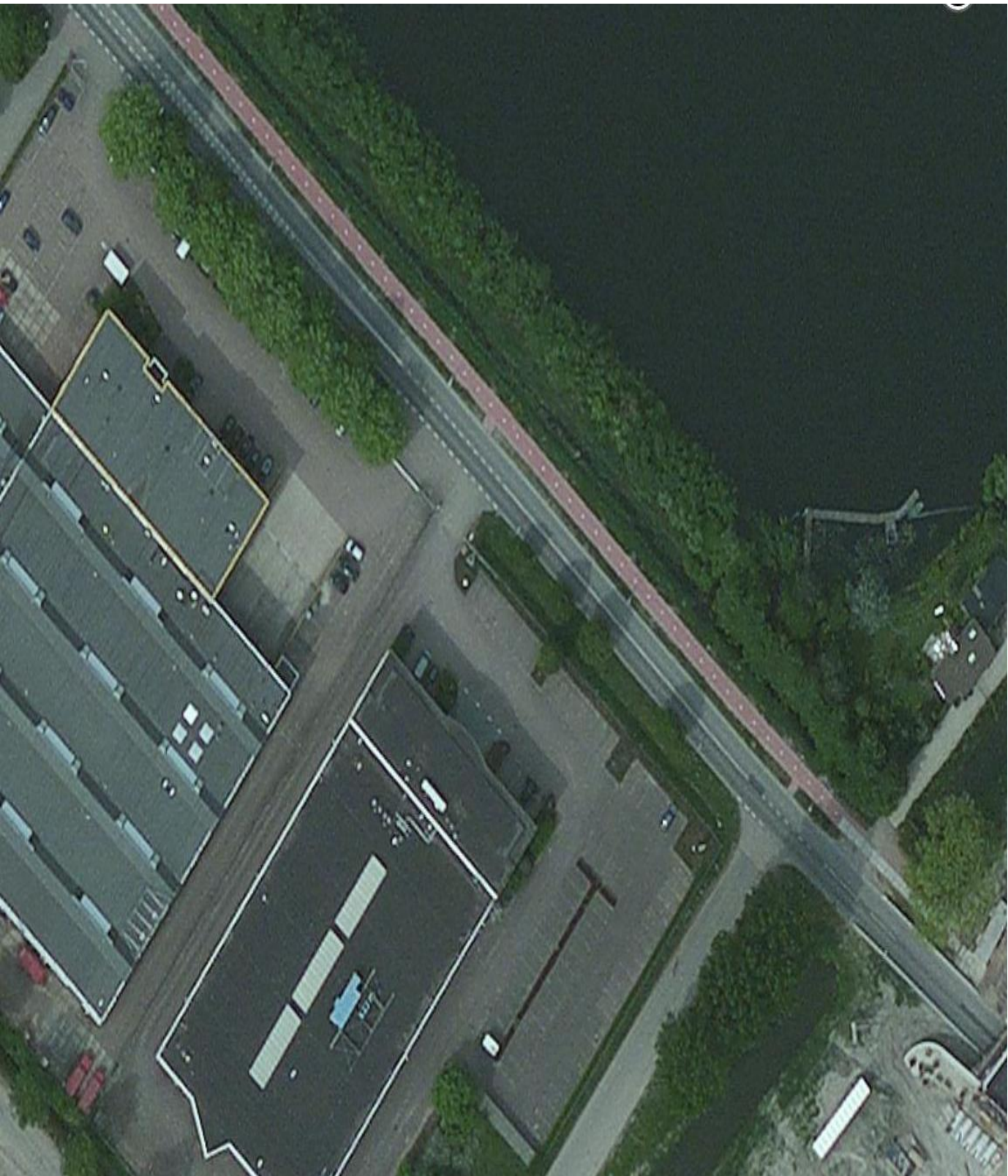
View of Newly Renovated Office Space



View of Common Eating Area

Actavis PharmaPack Zoetermeer, Netherlands is conveniently located in close proximity of Schiphol Airport in Amsterdam and two of Europe's major harbors Rotterdam and Antwerpen. The location enables efficient distribution throughout the continent.





B U I L T - I N P E R F O R M A N C E

Actavis PharmaPack Zoetermeer, Netherlands is a world class pharmaceutical packaging facility. It has nine blister packaging lines and two bottling lines. In addition to the GMP packaging suite, this facility has a temperature controlled warehouse and newly renovated offices. This facility is in full operation until its planned shut-down in early 2014. The successful buyer could have this facility back in operation, within weeks of the purchase.

Actavis PharmaPack Zoetermeer, Netherlands complies with ISO 9001: 2008, GMP / GDP guidelines of the EU and meets national and international laws and regulations. Certification and inspection agencies regularly visit for inspections (recent GMP inspection by IGZ: 15-08-2013).

Building Area	ft ²	m ²
GMP area	17200	1600
Warehouse logistics	38800	3600
Office	11800	1100
Others	7500	700
Total building	75300	7000

Building Height	ft	m
GMP area	8.9	2.7
GMP area above ceiling	6.9	2.1
Warehouse logistics	27.9	8.5
Office 1st floor	10.5	3.2
Office 2nd floor	8.5	2.6

PACKAGING & FULFILLMENT



Romaco Promatic 150 Cartoner, Line 4



(2011) Countec Chanel Counter, Line 16



Skinetta Stretch Bander



View of GMP Packaging Suite



(2006) Hapa Engraving Machine



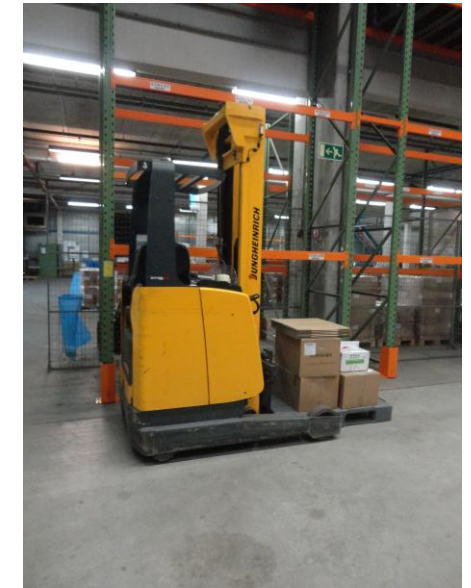
View of Warehouse



View of Warehouse



(1 OF 2) Pallet Stretch Wrappers



(1 OF 4) Jung Heinrich Electric Forklifts

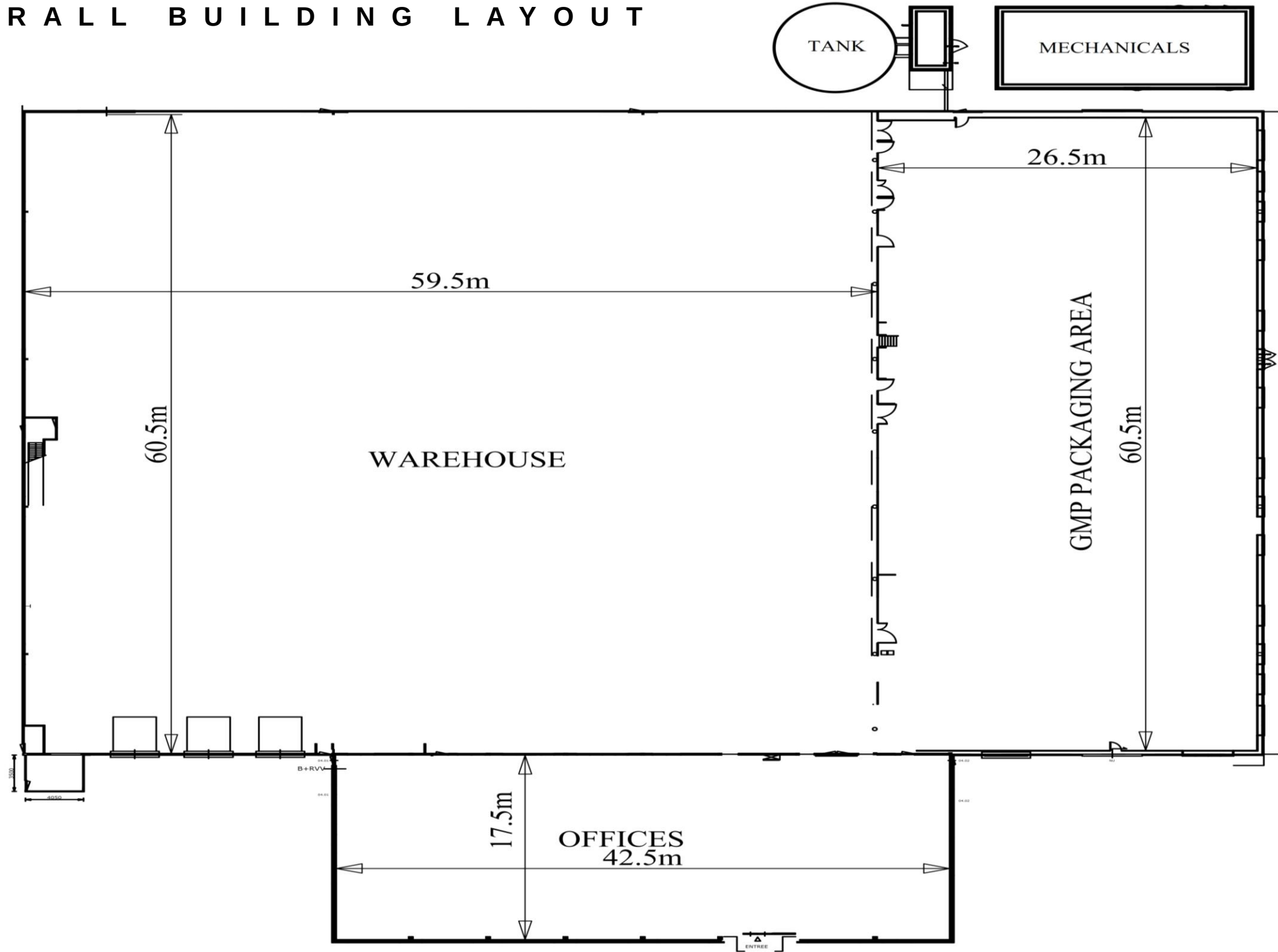


View of Warehouse

KEY WAREHOUSE DETAILS

- 42,000 SF TEMPERATURE CONTROLLED SPACE
- 310 SECTIONS OF 16 FOOT HIGH HEAVY DUTY PALLET RACKING
- (4) JUNG HEINRICH ELECTRIC FORKLIFTS
- (2) TURNTABLE TYPE PALLET STRETCH WRAPPERS
- (3) LOADING DOCKS
- (1) GROUND LEVEL DOCK
- THE FACILITY HAS A FULLY EQUIPPED MACHINE SHOP

OVERALL BUILDING LAYOUT

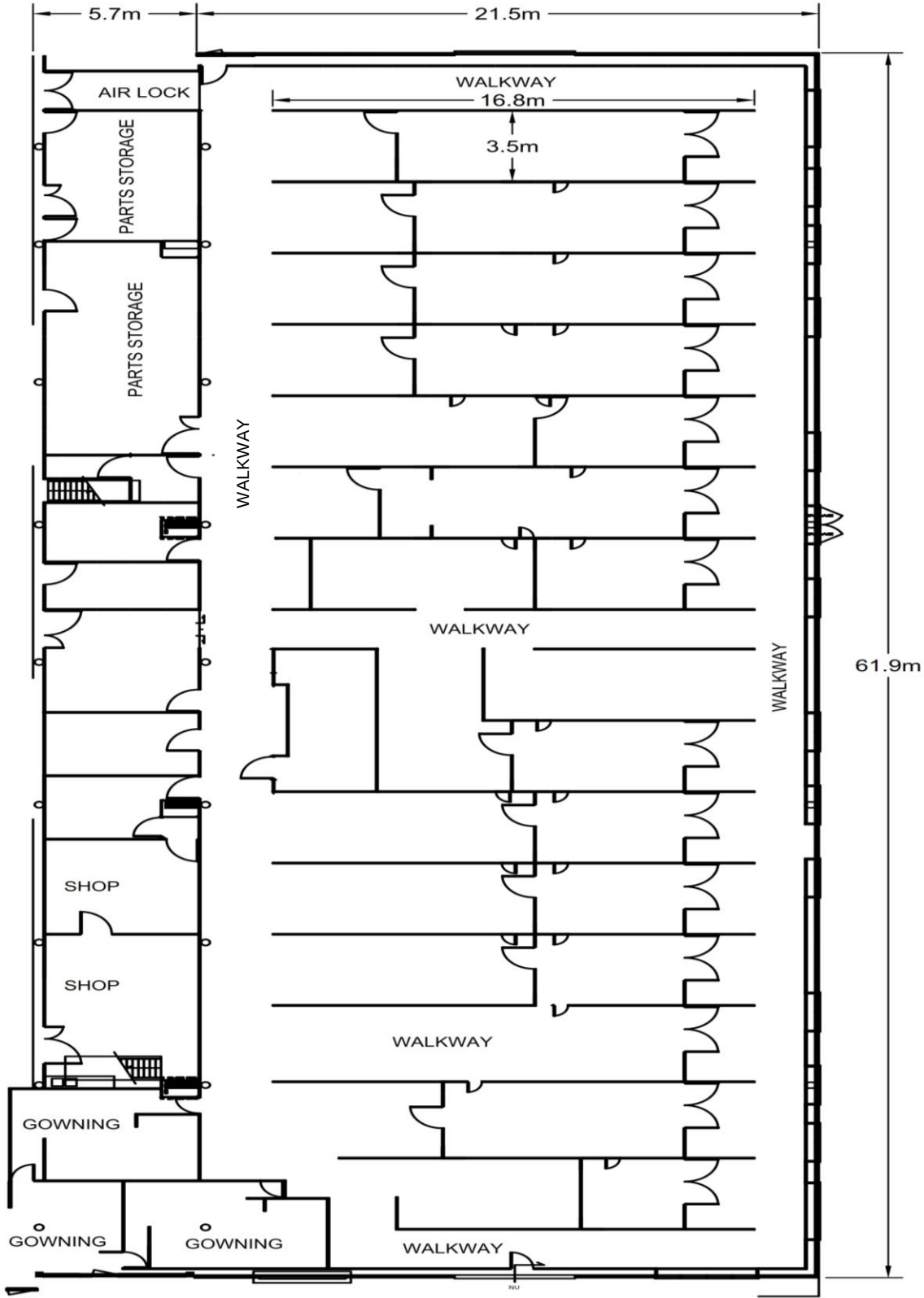


BLISTER AND BOTTLE SIZES

2013 BLISTER PACK SCHEDULE			
LINE	UNITS	BLISTER SIZE	CARTON SIZE
1	30CAP	42X110	45X31X115
1	30TAB	42X110	45X20X115
1	100TAB	42X110	45X52X115
1	30TAB	42X110	45X25X115
1	100TAB	42X110	45X62X115
2	12TAB	50X102	54X19X108
2	100TAB	50X102	54X70X108
2	10TAB	50X102	54X19X108
2	20TAB	50X102	54X19X108
2	24TAB	50X102	54X19X108
2	30TAB	50X102	54X25X108
2	12TAB	50X102	54X19X108
3	30TAB	42X110	45X25X115
3	30TAB	42X110	45X35X115
3	28TAB	42X110	45X20X115
3	20TAB	42X110	45X25X115
3	30CAP	42X110	45X25X115
3	7CAP	42X110	45X20X115
3	56TAB	42X110	45X31X115
3	14TAB	42X110	45X20X115
3	100TAB	42X110	45X62X115
3	100CAP	42X110	45X87X115
4	50TAB	42X110	60X60X145
4	50CAP	42X110	60X60X145
6	28TAB	58X110	61X22X115
6	28CAP	58X110	61X29X115
6	98CAP	58X110	61X69X115
6	98TAB	58X110	61X62X115
6	30CAP	58X110	61X36X115
6	100TAB	58X110	61X82X115
6	100CAP	58X110	61X95X115
6	90TAB	58X110	61X75X115
7	30TAB	34X87	38X28X92
7	30TAB	34X87	38X21X95
7	30TAB	34X87	38X35X95
7	100TAB	34X87	38X55X95
7	50TAB	34X87	38X50X92
7	90TAB	34X87	38X65X92
13	50CAP	42X110	60X60X145
13	50TAB	42X110	60X60X145

ADDITIONAL BLISTER FORMATS	
BLISTER SIZE	
40 x 94	
72 x 110	
50 x 125	
42 x 47	
40 x 98	

2013 BOTTLE SIZE SCHEDULE		
LINE	UNITS	BOTTLES
11	98TAB	FLACON
11	250TAB	FLACON
11	100TAB	FLACON
11	50TAB	FLACON
11	100TAB	FLACON
11	300TAB	FLACON
16	25TAB	FLACON
16	100TAB	FLACON
16	50TAB	FLACON
16	20TAB	FLACON
16	200TAB	FLACON
16	300TAB	FLACON





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Property Address

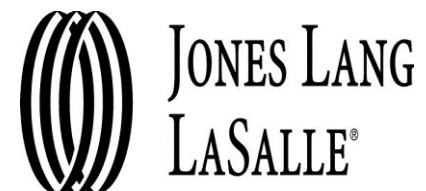
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