



SLEEPING BEAUTY

Actavis Mississauga
Toronto, Canada
Cobalt Pharmaceuticals



View of Production Suite with Diosna 800 liters High Shear Granulator with Vector Fluid Bed Dryer



View of Production Suite with Zanchetta 400 liters High Shear Granulator with Aeromatic Fluid Bed Dryer



View of Process Hallways



75 CU. FT. Stainless Steel Twin Shell Blender



View of Raw Materials Process Area including HEPA Stainless Steel Extract Booths



*Korsch XL 400 Tablet Press with
Safeline Metal Detector*



*View of Second Floor Bin Handling and Dispensing Area
Above Tablet Presses*



Fette P2100 29-Station "D" Tooled Tablet Press

S L E E P I N G B E A U T Y

Actavis Cobalt Pharmaceuticals Toronto is a state-of-the-art solid dose pharmaceutical facility. It is for sale well equipped in ready-to-go condition. If you have a manufacturing need for existing products or new products in the pipeline, **Actavis Cobalt Pharmaceuticals Toronto** can more than meet your needs.

Designed to manufacture/pack 750 million units per year on current product mix, demonstrated output of 689 million units in 2012. In addition to the primary 4.0 acres building lot, a 2.2 acres land lot is included which was planned for a 50,000 SF expansion for capacity expansion from 750 million to 1.5 billion units. The offering includes an option to purchase a free standing single story administrative 10,000 SF office building ideally located contiguous on 1.037 acres.

Actavis Cobalt Pharmaceuticals Toronto has a stellar GMP and compliance history. From 2001-2012 the facility has passed multiple GMP/PAI and PMRC compliance audits by FDA, Health Canada and ANVISA.

Actavis Cobalt Pharmaceuticals Toronto operated through September 2013 and has consistently been maintained in immaculate condition by dedicated skilled professionals.

Actavis Cobalt Pharmaceuticals Toronto is a "Sleeping Beauty," ready and waiting. This magnificent beauty has the potential for superior long term profitability combined with the benefit of short term immediate availability and quick start up.



*O'Hara 36" Lab Coat Interchangeable Coating
Pan System with Additional Pan*



Curbside View of Primary Building



View of Entrance to Main Reception



Partial View of 2.2 Acres of Additional Land



View of 10,000 SF Single Story Office Building

Located in Mississauga's (Toronto Suburb) most desirable area, this 7.1 acre property is conveniently located 15 minutes from Toronto Pearson (YYZ) International Airport. Located in Prestigious Meadowvale Business Park.





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

The facility is professionally designed with manufacturing, packaging, QC and warehouse on ground floor with two level compression suites for bin handling. QA and plant administration is on second floor. Additional regulatory and administrative activity is currently managed in separate adjacent office building available for purchase with this offering.

The primary facility includes 72,325 SF of space. Buildable land, 2.2 Acres available to expand manufacturing, packaging and warehouse from 0.75 billion to approx. 1.5 billion units. Expansion plans (50,000 SF addition) available upon request.

The offering includes an option to purchase an additional free standing single story administrative 10,000 SF office building ideally located contiguous on 1.037 acres .

Built up Area, First Floor	
Manufacturing	16,970 ft²
Packaging	3,620 ft²
Warehouse/ Logistics	14,540 ft²
QC Lab & Work Space	7,710 ft²
Regulatory/Document storage	4,200 ft²
Common Areas	7,100 ft²
Mechanical/ Electrical/ Service Areas	6,100 ft²
IT/Communications Room	450 ft²
Total First Floor:	60,690 ft²
Second Floor	
Manufacturing	3,150 ft²
Mechanical/ Electrical/ Service Areas	1,675 ft²
Operations Offices, QA & Work Space	6,810 ft²
Total Second Floor:	11,635 ft²
Total Primary Building:	72,325 ft²



Partial View of Approximately 40 HPLCs in Laboratories

FULLY EQUIPPED LABORATORIES



View of Lab Balance Area



View of Disintegration Apparatus



Partial View of Dissolution Apparatus in Laboratories

PARTIAL LIST OF MAJOR INSTRUMENTS

FTNIR
 Ion Chromatography
 HPLC's (QTY 40)
 GC with head-space analyzer
 FTIR
 UV/Vis Spectrophotometers
 Dissolution apparatus

KF Titrators /Autotitrators
 Particle Size Analyser
 Differential Scanning Calorimeter
 Air Jet Siever
 Polarimeter
 MightyRunt – nasal spray tester
 Adhesion station – patch tester

PILOT PLANT SUITES TO SUPPORT PROCESS



Collette Gral 75 liters High Shear Granulator



O'Hara 36" Lab Coat Interchangeable Coating Pan System with Additional Pan



5 CU. FT. Stainless Steel Twin Shell Blender



Aeromatic 60 Liters Fluid Bed Dryer

CAPSULE FILLING SUITE



IMA Zibonasi 40F Capsule Filler, 2008

FACILITY OVERVIEW

Partial List of Major Equipment - Manufacturing and Packaging

Equipment	Qty	Capacity
Mixer Granulators, solvent capable (Collette, Zanchetta, Diosna)	3	75 L, 400 L and 800 L
Fluid Bed Drier (Aeromatic, Vector)	3	60 L, 400 L and 800 L
Fitz Mill / Co-mil	6	DAS06, 197x2, 194x2, 196
V Blenders	7	1,2,5,10, 30 and 75 ft³ and 2-16 quart
Blendable bins, washing system, no blender	8	600L
Compression machines (Fette)	4	P1000, P2100x3, 130,000 tablets/ hr max
Compression machines (Korsch)	1	XL400, 250,000 tablets/ hr max
Capsule Filling Zanasi AZ 40	1	40,000 capsules per hour
Coater, interchangeable pans, O'Hara	1	24" and 36"
Coater, Thomas and O'Hara	2	48" and 60"
Integrated bottle Packaging Lines	1	100 bottles / min. (second packaging suite available for additional line)
Integrated blistering line, Noack 623	1	Hapa printer, cartoner and bander 230x160mm



View of Noack Blister Packaging Line, Fully Integrated



View of Solid Dose Packaging Suite



Purified Water System



Dual Miura Gas Fired Boilers



View of Torit Dust Collectors



View of (2) Trane Chillers for Plant Air & Process



Cummins 400 KVA Diesel Fired Backup Generator

Partial List of Major Equipment - Utilities

Utility	Equipment	Number	Capacity
Steam	Boiler	2	5,360 Lbs/Hr
Compressed Air	Oil Free	1	500 cfm
Compressed Air	Filtered	2	443 cfm
Chilled Water	Chiller	2	300 Tons
Power	Diesel Generator	1	400 KVA
Purified Water	DI / UV Plant	1	1380 LPH
HVAC	AHU	12	1100 -15650 CFM

G M P A N D C O M P L I A N C E H I S T O R Y

Date	Health Authority	Type	Results
May 2001	Health Canada	GMP	Compliance Rating
June 2003	ANVISA	GMP	Compliance Rating – No Observations
November 2003	Health Canada	GMP	Compliance Rating
March 2004	FDA	GMP / PAI	No FDA 483 – No Observations
May 2006	Health Canada	GMP	Compliance Rating
May 2006	FDA / attended by HC	PMRC	No FDA 483 – No Observations
November 2007	ANVISA	GMP	Compliance Rating – No Observations
December 2007	FDA	GMP / PAI	No FDA 483 – No Observations
March 2009	Health Canada	GMP	Compliance Rating
September 2010	FDA	GMP/PAI	No FDA 483 – No Observations
April 2011	Health Canada	GMP	Compliance Rating
November 2011	Health Canada	PMRC	Compliance Rating
July 2012	Health Canada	Controlled Substances	Compliance Rating
August 2012	ANVISA	GMP	Compliance Rating
September 2012	FDA	GMP	No FDA 483 – No Written Observations, 2 Verbal Comments

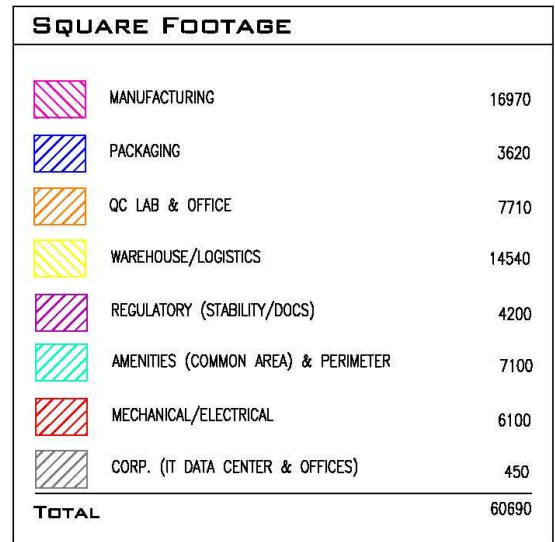


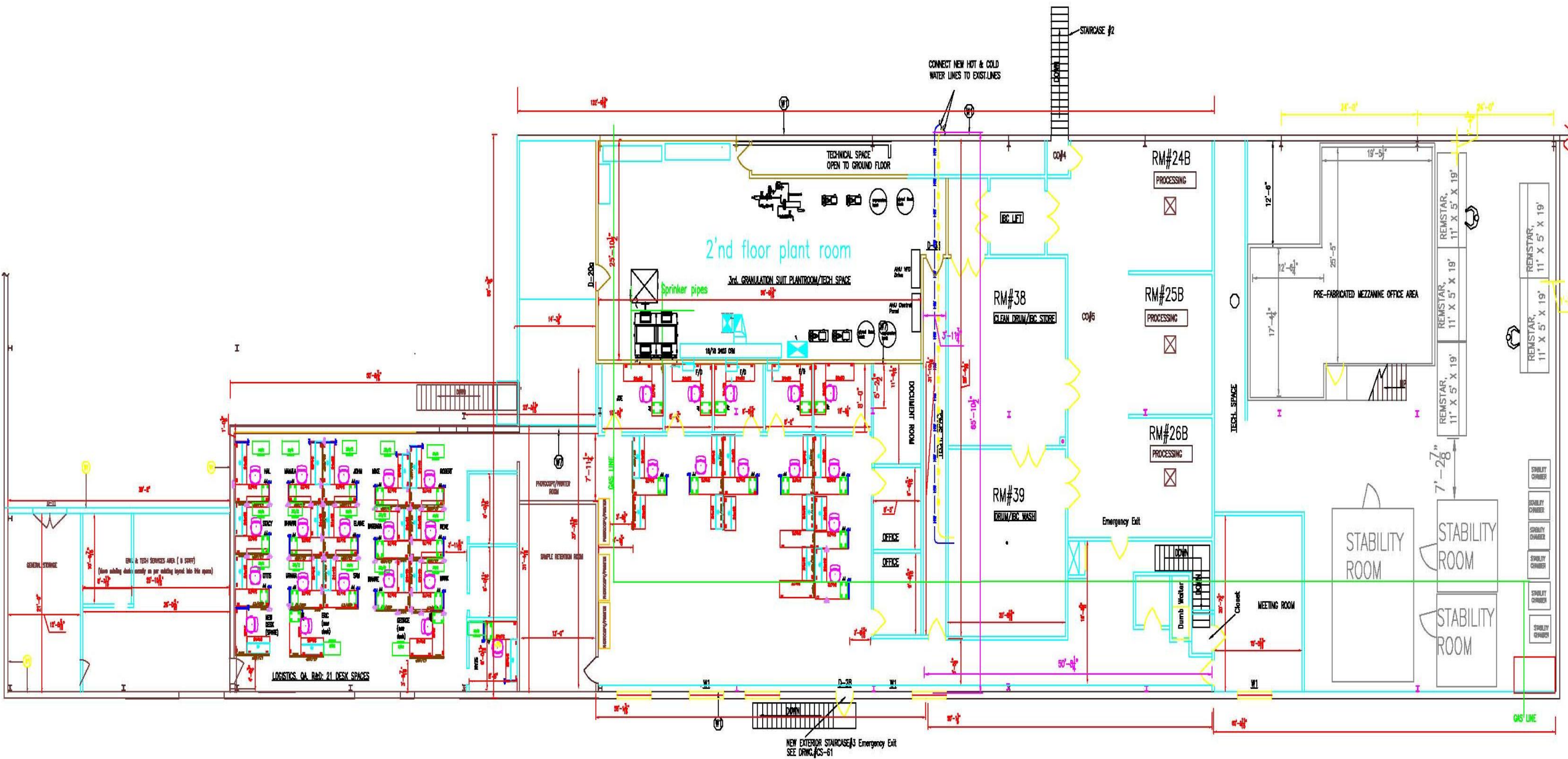
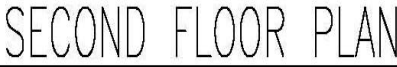
C O B A L T P H A R M A C E U T I C A L S P R O D U C T L I S T

Azithromycin 250/500/600
Cabergoline 0.5
Candasartan 8/16/32
Candasartan/HCTZ 16_12.5
Candesartan/HCTZ 8_12.5
Cilazapril 5
Ciprofloxacin 250/500
Citalopram 20/30/40
Clopidogrel 75
Enalapril 2.5/5/10
Etidronate 200/400
Exemestane 25
Famciclovir 500
Fluvoxamine 50/100
Gabapentin 300/400
Lamotrigine 5/25
Levetiracetam 250/500/750

Losartan 12.5/25/50/100
Losartan HTC 100/12.5 / 100/25
Lovastatine 20/40
Meloxicam 7.5/15
Memantine 10
Norfloxacin 400
Olanzapine ODT 2.5/5/10/20
Olanzapine IR 2.5/5/7.5/10/20
Paroxetine 20
Pramipexole 0.125/ 0.25/ 0.5/ 1/ 1.5
Pramipexole 0.18/ 0.35/ 0.7
EU Pravastatin 10/20/40/80
Ropinerole 0.25/0.5/2/2
Ranitidine 150/300
Simvastatin 5/10/.20/40/80 S
Umatriptan 25/50/100

Note: The above mentioned Drug Products are not being divested along with the SOD facility





FEATURES AND SPECIFICATIONS

Size and Ground

Approximately 72,000 SF primary facility on 4 acres w/approximately 3 additional acres available (expansion plans 50,000 SF available upon request). The secondary single story office building is approximately 10,000 SF on 1.037 acres.

Construction

Floors- Floor thickness on the ground floor is 8" and 6" on the second floor. Floors are all high build epoxy resin with an epoxy aggregate cove.
Walls- Exterior brick and block construction. Internal sheetrock and cement board with a rigid PVC surface finish and epoxy painted ceiling.
Roof- Low roof over lab is a built-up asphalt; all other roof surfaces are EPDM membrane replaced within the last 5 years.
Columns- Steel

Ceiling Height

Clear height ranges from 12' – 28' throughout facility from production through warehouse.

Water and Sewer

Supplied by the city of Mississauga

Power

Ample power service, 400 KVA diesel fired backup generator and UPS system. 600 volts / 1200 amps (TBC)

Air Conditioning and Related Information

Processing areas are covered by 7 air handlers with terminal HEPA filters meeting ISO level 8 specifications (tested yearly) and providing both temperature (20 deg C +/- 2) and humidity (50% RH +/- 10%) control: There are 3 desiccant dehumidifiers servicing a portion of the processing areas to allow low humidity processing (< 40% RH). The warehouse is serviced by two air handlers providing controlled temperature and humidity to meet product storage requirements.

(2) 150 Ton Trane Chillers. Model RTAA 1255 YR01 A3L0 GKMN BFC. The chillers providing cooling to a glycol loop. Two process area air handlers are fed from this loop for both cooling and dehumidification. Four process equipment systems are also fed from this loop: The O'Hara coating pans (60" and 36" interchangeable) , Glatt and Vector FBD's for dehumidification during processing.

Sprinkler

ESFR / Normal Hazard

Compressed Air

Three Kobelco and Ingersoll Rand Compressors (one is oil free) air drying distributed throughout the facility according to needs.

Office

Approximately 6,800 SF of modern office space in primary facility with all amenities. The secondary single story office building adds an additional approximately 10,000 SF.

Truck Loading

3 (10' x 10') dock high doors, full levelers, pads, seals and lights, easily accessed. One ground level dock door.

Zoning

Employment, lands zoned E2-1 (allowing many flexible uses).

Special Equipment and Features

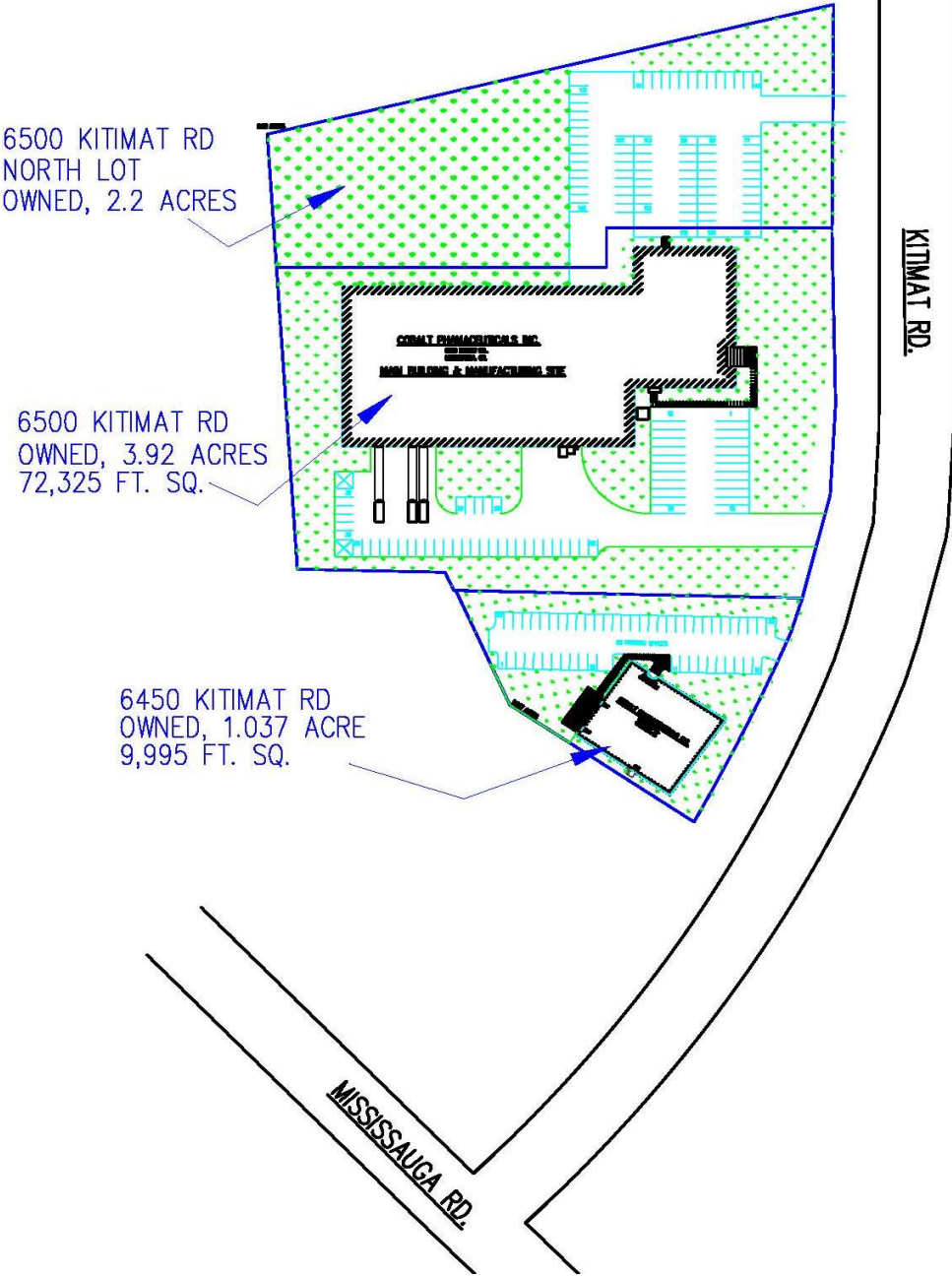
Two Miura gas fired boilers installed in 2005 and providing 5360 LBS/HR capacity.

Deionized water system used for production purposes designed to convert feed water to DI/UV water with 1380 LPH capacity

Temperature and Humidity controlled warehouse is approximately 14,500 square feet. It is equipped with approximately 1200 pallets space and 28' ceiling height.

COBALT PHARMACEUTICALS CAMPUS

LOCATION OVERVIEW





Actavis Cobalt Pharmaceuticals Toronto can physically grow with your demands. Primary facility flexibly offered with optional buildable adjacent land and optional adjacent office building. You may see the need for more diversity and expansion in your manufacturing, or the need for creating a corporate campus environment.

Properties for Sale

6500 Kitimat Rd Mississauga
ON L5N 2B8, Canada

6450 Kitimat Rd Mississauga
ON L5N 2B8, Canada



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