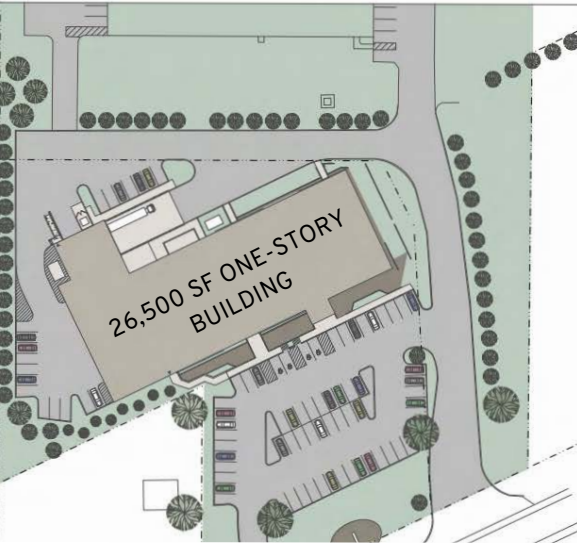


# Pharmaceutical-Life Science Flex Manufacturing-Warehouse-Office

11342 Main Street, Clarence, NY  
Strategically Located between Buffalo and Rochester, NY



For Lease  
Competitive Pricing



## Property Overview

This Class A property was previously an OTC/Pharmaceutical manufacturing, filling, and packaging facility. Previously registered and certified as an FDA approved (GMP) storage warehouse the facility is ideal for a startup consumer product, OTC, or pharma company, with all the amenities needed to start quickly and avoid infrastructure costs. The facility contains ISO7 and ISO8 spaces to support clean rooms - new HVAC, Aeon and HEPA filtration system, and a QC microbiology lab. Environmental monitoring infrastructure and monitors are in place to support control temperature needs (Tutela System). A building backup generator, quality control area outfitted with casework and fume hoods, and a RO/DI water system which previously qualified as a USP Pharmaceutical grade water supply roundoff the unique benefits which come with 11342 Main. For flex warehouse-manufacturing, the facility is ideal for most manufacturers and building expansion is possible. Employee-friendly with walking trails in a park-like setting, 11342 Main Street is strategically located with easy access from the New York State Thruway, I-90 - Exit 49 and 48A - and is minutes from the Canadian border. This unique, best in class, property cannot be matched.



## Highlights

Flex Manufacturing, Warehouse, Office - Easily Re-Configured - Possible Expansion

Easy Access from NYS Thruway I-90

Clean Rooms-Climate Controlled Warehouse

Two (2) Deep Docks and One (1) Dock Door at Grade

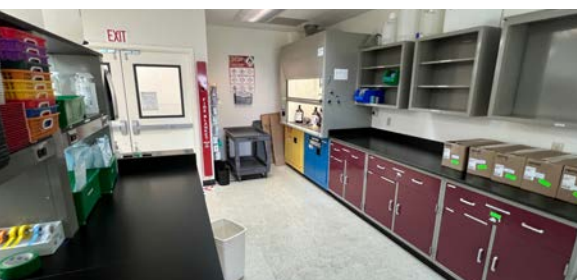
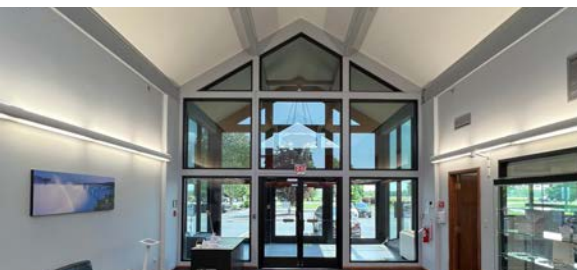
High Ceilings

Fully Sprinkled

Olympian Backup Generator

Pharma Infrastructure

Walking Trails - Park-Like Setting



GET IN TOUCH

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# Additional Information



*Pharmaceutical - Life Science*

*Flex Space - Manufacturing*

*11342 Main Street*

Ideal for a startup consumer product, OTC, or pharma company, with all the amenities needed to quickly start and avoid infrastructure costs.

- Previously an OTC/Pharmaceutical manufacturing, filling and packaging facility.
- Capable of supporting sterile manufacturing activities.
- Previously registered and certified for FDA approved (GMP) storage warehouse. Contains IS07 & 8 spaces to support cleanroom needs.
- Environmental monitoring infrastructure and monitors are in place to support control temperature needs (Tutela System).
- Backup Olympian natural gas generator; 230 HP, 130 Kw, hours 223.
- Currently outfitted with a RO/DI water system with a recirculation loop that feeds manufacturing areas. Previously qualified as a USP Pharmaceutical grade water supply. Ready to support any activity that need 18 megohm water, or purified water.
- Available Quality Control area outfitted with casework and fume hoods for chemical handling and testing.
- Controlled segregated areas for Microbial Testing and packaging activities.

Disclaimer: The information provided for herein concerning use and qualifications of the Premises have been provided to the owner based upon reliable sources. However, the owner cannot attest to the veracity and accuracy of all the information provided. Therefore, those specifics mentioned herein pertaining to qualifications, capabilities and certifications of the Premises for a particular use and standard are subject to further review, investigation and verification by interested parties, and the owner shall not be liable for any claims referenced as stated herein.