



Sunshine West



Rare Opportunity: Pharmaceutical and Cosmetic Manufacturing Facility with GMP License - Facility and Warehouse Freehold Sale

Discover the extraordinary chance to acquire both the facility and freehold of a state-of-the-art pharmaceutical and cosmetic manufacturing equipment boasting a coveted GMP license. Situated on a spacious 2000 sqm land, with 1500 sqm dedicated to manufacturing, this property has recently undergone significant upgrades.

Key Features:

- **Strategic Location:** Situated within the coveted Proximity Estate, offering a rare opportunity for businesses.
- **Proximity to CBD:** Only 15km from Melbourne's Central Business District, ensuring accessibility and connectivity.
- **Transportation Access:** Immediate access to major routes, including the West Gate Freeway, Fairbairn, and Boundary Road
- **Versatile Space:** Recently upgraded with a new facial, reception area, offices, and a built veranda loading dock.
- **Division Potential:** Can be divided into two separate manufacturing units with individual power meters, separate site entrances, and side veranda loading docks.
- **Specialized Facilities:** GMP-compliant setup with HVAC systems, panels, and design structure, featuring two separate clean rooms with airlocks and change rooms.
- **Health Laboratory:** Equipped with a designated room for material

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|---------------|--------------------------|
| Price | Offers over \$7 million. |
| Property Type | Business |
| Property ID | 277 |

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and work in process, along with in-house physical testing equipment for listed products.

- **Liquid Bottler Plant:** Fully equipped for hot fill or cold fill beverages, specially designed for specialty liquids, shots in dietary supplements, and vitamin lines.
- **Cosmetic Line Setup:** Includes serum bottler machine setup and cosmetics cream bottle filling setup.
- **Laboratory Setup:** Complete with testing equipment for quality control.

Exceptional Manufacturing Setup:

- **Pharmaceutical Line:** Two separate HVAC systems for each clean room, ensuring optimal conditions for manufacturing.
- **Health Laboratory:** Specialized area for in-house physical testing of listed products.
- **Liquid Bottler Plant:** Fully operational for diverse beverage lines.
- **Cosmetic Line Setup:** Ideal for serum and cosmetics cream production.
- **Potential: Future Plan Optional: Probiotic and Prebiotic: Room #5 AND #6 (DIAGRAM BELOW) can be upgraded into Probiotic and Prebiotic production line.**

This acquisition presents an exceptional opportunity to establish your own or expand an existing specialist manufacturing operation in Australia. Don't miss the chance to own a facility that meets the highest industry standards. For more information or to schedule a viewing, please contact us.

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