

# WATERFORD MANUFACTURING FACILITY

## IDA WATERFORD INDUSTRIAL ESTATE, WATERFORD

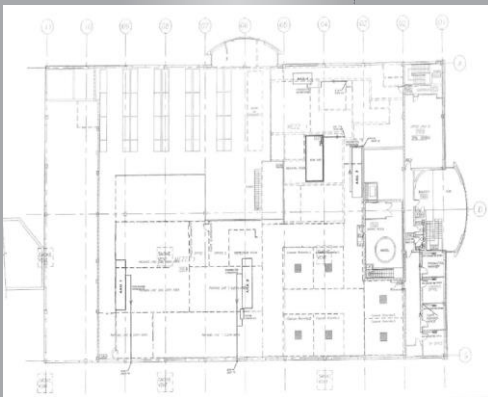
HIGH PROFILE MANUFACTURING UNIT WITH OFFICES, WAREHOUSE AND CLEANROOM FACILITIES  
c 37,555 SQ FT (3,489.04 SQM) ON A SITE OF c.0.9755 ha. (2.41 ACRES)



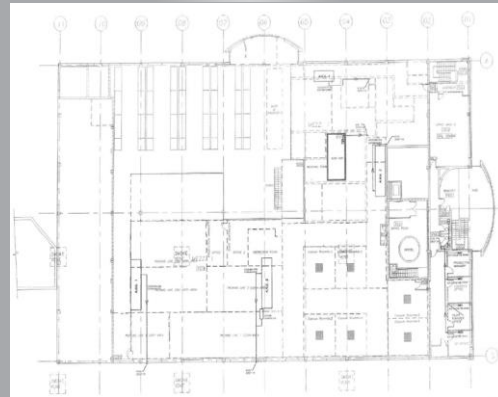
### OVERVIEW

- Located on IDA Ireland Waterford Industrial Estate
- 4 kms from Waterford City Centre
- Detached manufacturing facility with offices and warehousing
- Eaves height of c. 7 metres
- 2 Dock Levellers & associated yard
- 200% expansion capability on adjoining IDA Ireland owned lands subject to planning permission

GROUND FLOOR



FIRST FLOOR



### APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

	sq m	sq ft
Warehouse	c. 795.36	c. 8,561
Offices, Cleanrooms, Hard Mezzanine & Plant Room	c. 2,693.68	c. 28,994
<b>Total</b>	<b>c. 3,489.04</b>	<b>c. 37,555</b>

For more details contact Sales & Marketing Department, Strategic Property Division, Ida Ireland+353 (0)906471500

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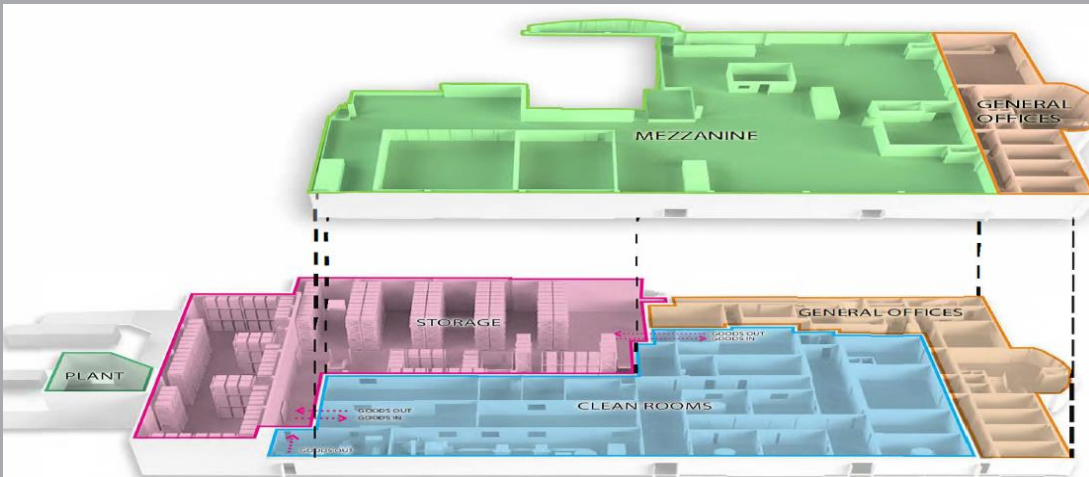
## IDA WATERFORD INDUSTRIAL ESTATE

### FEATURES

- Detached self contained manufacturing facility c. 8,561 sq ft (795.36 sq m) with office, cleanrooms and hard mezzanine c. 28,994 sq ft (2,693.68 sq m)
- Portal frame construction
- Existing clean rooms
- Offices on ground level & feature reception area
- The property has 200% expansion capability on adjoining IDA Ireland owned lands c. 1.39 ha (3.44 acres) available
- Dedicated car parking
- Gas & mains power supplied to the property
- Capacity for 750 pallets

### KEY BENEFITS

- Prime manufacturing facility on secure IDA Ireland Estate
- The facility had full oral dose cGMP manufacturing licence from HPRA
- Production area can accommodate 6 capsule fillers/tablet presses and two packing lines with dedicated room for blending
- Excellent loading via 2 dock levellers
- High quality actively managed estate close to IDA Ireland Offices
- Motorway access to Cork & Dublin
- 15 minute drive to Port of Waterford, a multi-modal port to continental Europe
- Close to Waterford Institute of Technology
- Existing IDA client companies in Waterford include Teva Pharma, Bausch Health, OPKO , Cartamundi, Honeywell, Sanofi, West Pharmaceuticals and Artesyn Biosolutions



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