

The Right DOSE

LIMITED TIME OFFERING
Turnkey Property for Sale

Pharmaceutical Solid Dose & Semi-Solids
Manufacturing & Packaging Facility

8800 Line Ave, Shreveport, LA 71106

The Right **DOSE**

8800 Line Ave, Shreveport, LA 71106 is a 308,000-square-foot pharmaceutical manufacturing and packaging facility situated on approximately 56 acres. Originally built in 1986 and extensively renovated in 2018, this modern, fully equipped facility is ready for immediate operation. Whether for existing pharmaceutical production or launching new pipeline products, this site is well-positioned to support a wide range of manufacturing needs.

8800 Line Ave, Shreveport, LA 71106 was built and designed to manufacture and package solid dose pharmaceutical products (tablets and capsule) and semi-solids (creams). It features fully equipped manufacturing and packaging suites, analytical laboratories, expansive warehouse space, and dedicated administrative offices.

8800 Line Ave, Shreveport, LA 71106 is situated in Shreveport, which is commonly referred to as the capital of Ark-La-Tex located at the crossroads of I-20, I-49, and I-220 ensuring seamless logistics and distribution.

8800 Line Ave, Shreveport, LA 71106 operated through Q1 2025 and has consistently been maintained by dedicated skilled professionals.

8800 Line Ave, Shreveport, LA 71106 offers a unique opportunity to acquire a fully equipped, high-capacity pharmaceutical manufacturing facility. Featuring advanced infrastructure and additional land for future expansion, this site is ideally suited for long-term growth and scalability.

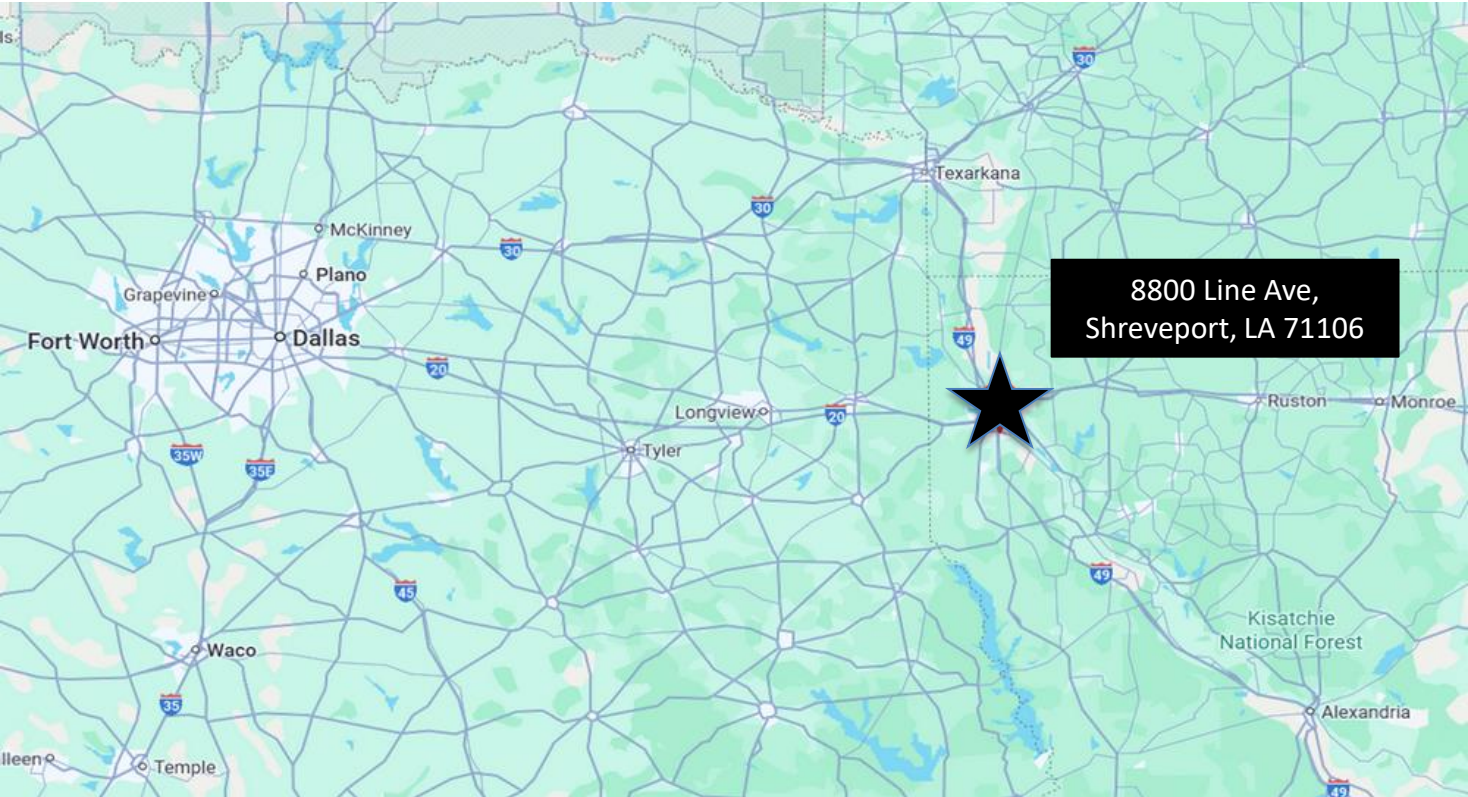




The building is equipped with (7) Dock High Loading Docks, (4) Grade Level / Drive In Doors, 30' Clear Ceiling Height, and 2.4 MV Power with Unlimited Power Available.

BUILDING AREA	SIZE
Office Space	~75,000 SF
Manufacturing	~150,000 SF
Warehouse	~60,000 SF
Laboratory	~23,000 SF
Total Building	~308,000 SF

Located in Shreveport, LA this 56 acre property is conveniently located near I-20, I-49, and I-220 Interstates. The property is only 8 miles from Shreveport Regional Airport (SHV).



CONNECTIVITY



2.7 Miles
To I49



6.1 Miles
To SHV Airport



5.6 Miles
To Union Pacific
Railroad



4 Miles
To Port of
Caddo-Bossier

SOLID DOSE PROCESS EQUIPMENT OVERVIEW

Partial List of Major Equipment - Manufacturing

EQUIPMENT	QTY
Glatt 12 Bar GFB Pro Fluid Bed Granulators (Sizes 30, 60, and 120)	3
Diosna (P-100 & P-1000) and MGT High Shear Granulators	3
Fette (3090i, 3200i & 1200i) and Korsch (TRP700) Rotary Tablet Presses	8
MG2 Planeta Multi Net Encapsulation Machine	1
Thomas Accelacota (60" & 66") and O'Hara Fastcoat (60" & 70") Tablet Coating Systems	5
O'Hara Fastcoat 200i (New in 2016) and LCM 50 Labcoat (New in 2018) Tablet Coaters	2
Tote System Tote Blender (with large QTY of 1,200 Liter Totes)	1
Patterson Kelley and CPS Twin Shell Blenders (5 CUFT and 100 CUFT)	2
Jaygo Sigma Mixer	1
Fitzpatrick Fitzmills and Quadro Comils	5
Ackley Laser Drill and Ackley Printers	3



Glatt GFB Pro 120 Fluid Bed Granulator
With 36" Wurster



O'Hara Fastcoat 200i Tablet
Coating System



(1 of 4) Fette 3090 Rotary Tablet Presses



(1 of 2) Fette 1200i Rotary Tablet Presses



New in 2016

Glatt GFB Pro 60 Fluid Bed Granulator

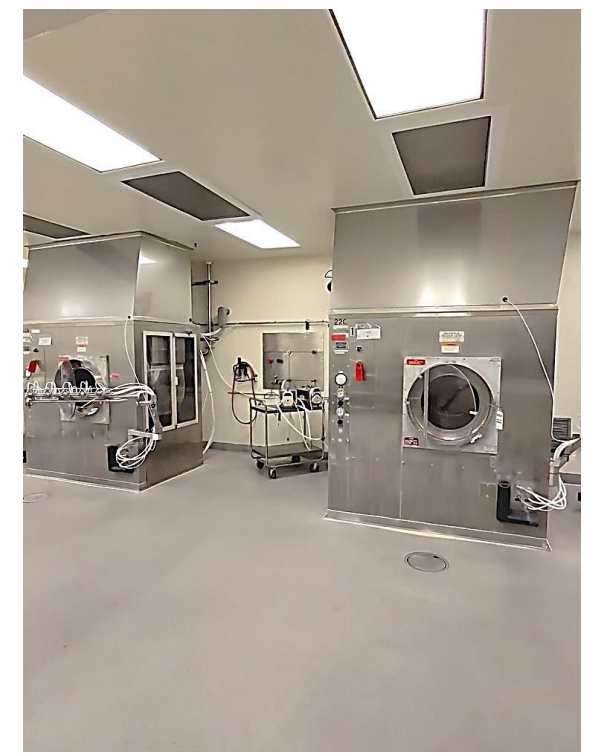


New in 2016

Korsch TRP 700 Tri-Layer Tablet Press



Fette 3200i Rotary Tablet Press



(2) Thomas 60" Acellacota Coating Pans



New in 2016

Glatt GFB Pro 30 Fluid Bed Granulator



Change Part Sizes 1, 2, 3 & 4

New in 2016

MG2 Planeta Encapsulation Machine



Ackley Laser Drill



O'Hara Fastcoat 70" Coating Pan



CPS Stainless Steel 100 CUFT V Blender

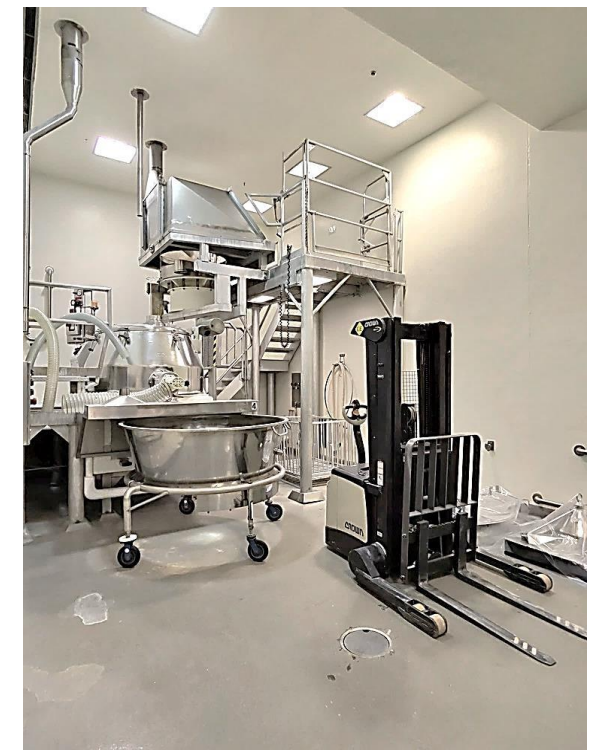


With 1,200 Liter Totes

Tote Systems Tote Blender



Jaygo Sigma Mixer w/ Vac-U-Max



Diosna P-1000 High Shear Granulator



Glatt WSG 800 Fluid Bed Granulator



Kason Mezzanine Mounted Sifter



GEA Aeromatic T8 Fluid Bed Dryer



GEA Aeromatic T6 Fluid Bed Dryer

SEMI-SOLIDS (PROCESS)



Hamilton 1,200 Gallon SS Double Motion Jacketed Scraper Kettle



650 Gallon Stainless Steel Jacketed Mixing Tank

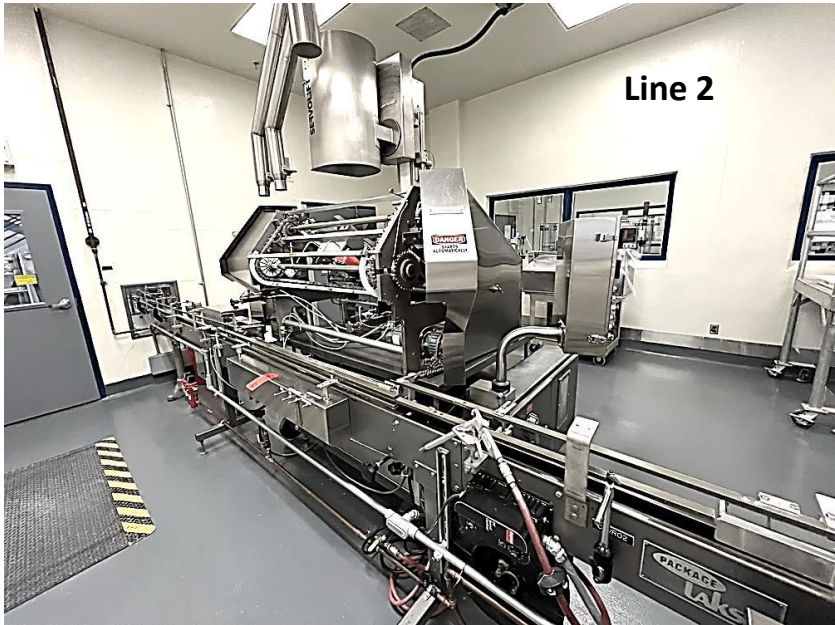


View of Various Stainless Steel Mixing and Holding Tanks

PACKAGING (SOLID DOSE & SEMI-SOLIDS)

EQUIPMENT OVERVIEW

LINE #	TYPE	SPEEDS
1	Automatic Jar Packaging Line with Serialization	Up to 120 Jars/Minute
2 & 3	Automatic Bottle Packaging Lines with Serialization	Up to 120 Bottles/Minute
4	Automatic Tube Filling Packaging Line with Serialization	Up to 1,400 Tubes/Hour
5	Automatic OTC Bottle Packaging Line.	Up to 120 Bottles/Minute



View of Lakso Slat Counter



View of New Jersey Machine Labeler



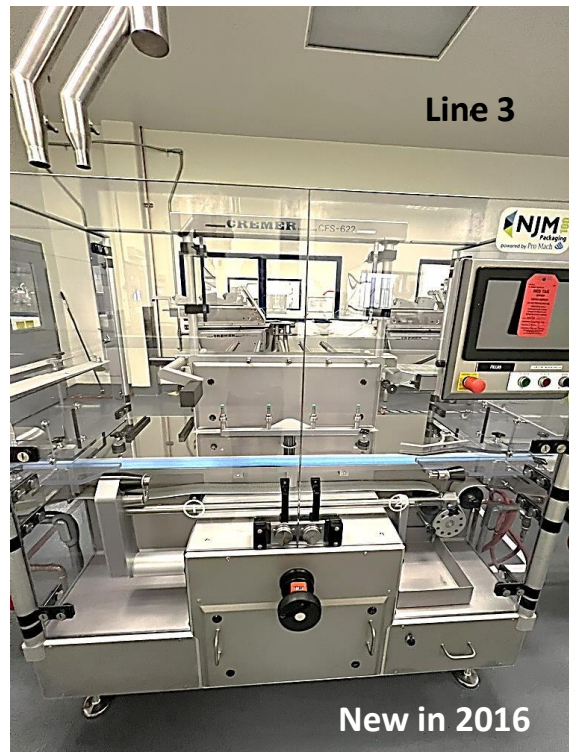
View of Serpa 500AL Automatic Horizontal Cartoner



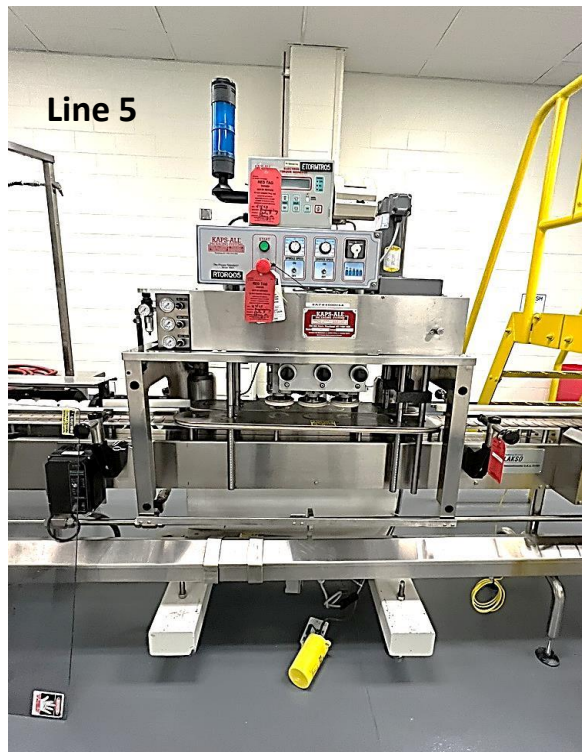
Pace Bottle Unscrambler



IWKA Automatic Tube Filler



NJM/Cremer CFS-622-4 Tablet Counter



Kaps All Retorquer



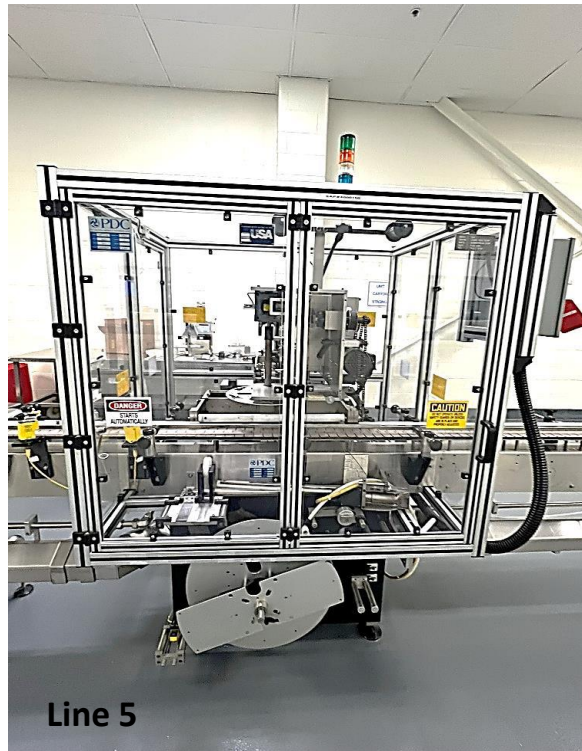
MGS Stealth Horizontal Cartoner



Lakso Slat Counter



DT Kalish Cottoner



PDC Neck Bander

FULLY EQUIPPED ANALYTICAL & MICROBIOLOGY LAB



PARTIAL LIST OF MAJOR INSTRUMENTS

Agilent Gas Chromatography Systems
Agilent and Waters HPLCs
Perkin Elmer UV_Vis Spectrophotometer
Dissolution Apparatuses w/ Autosamplers
Seven Excellence Multiparameter
Mettler Toledo Titrators

Steris Glassware Washer
Vacuum Ovens
Stability Chambers
Incubators
Balances and Scales
Moisture Analyzers



PILOT AND R&D EQUIPMENT



Vector LCDS Hi Coater Coating Pan



Patterson Kelley Lab Bin Blender



Quadro Stainless Steel CoMil



Fette 1200i Rotary Tablet Press



Mendel Company Fluid Bed Dryer



Patterson Kelley 5 CUFT V Blender

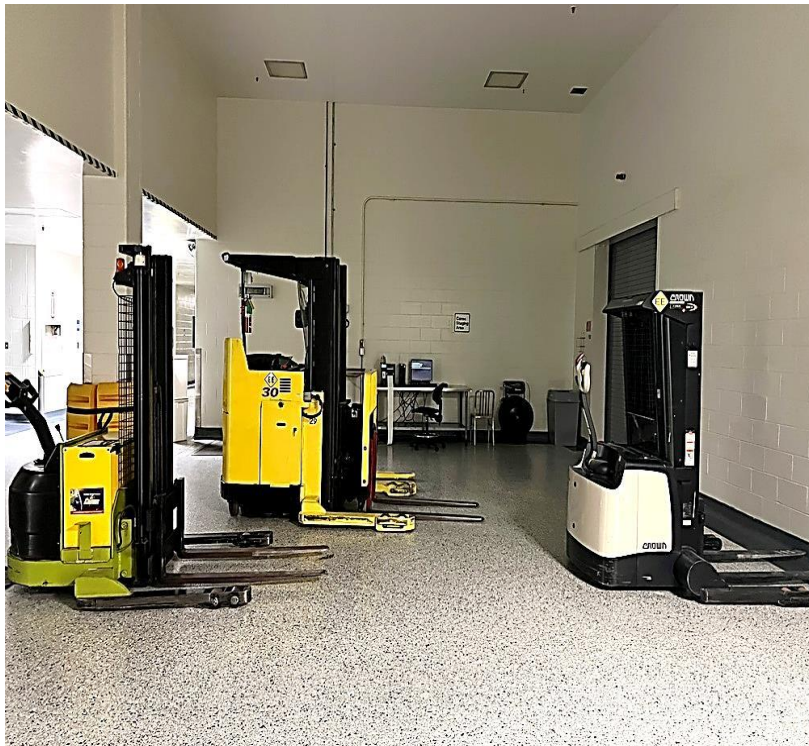


Niro Fielder High Shear Granulator



Nica Systems / GEA Spheronizer

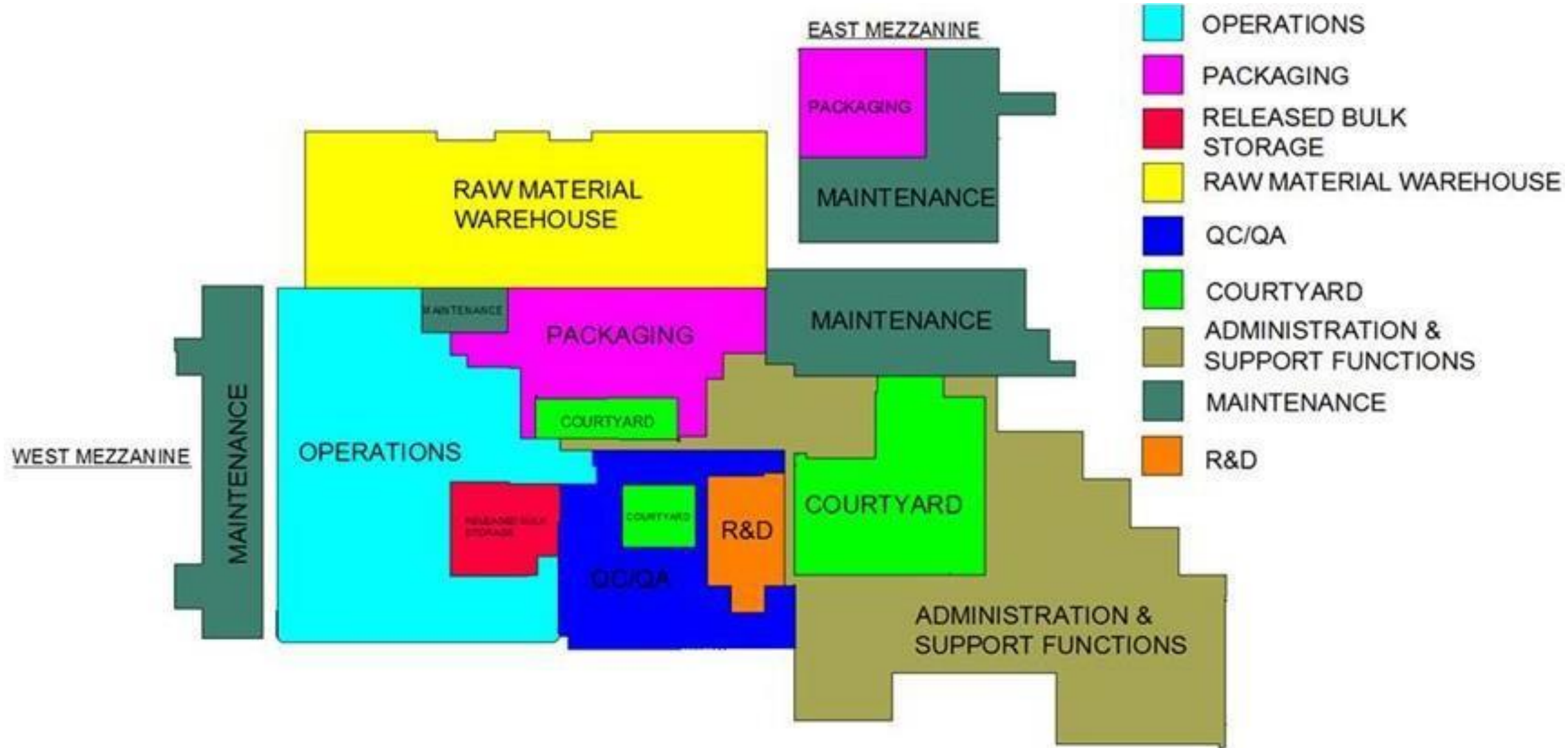
MATERIAL HANDLING



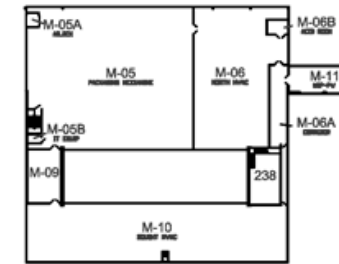
PLANT UTILITIES



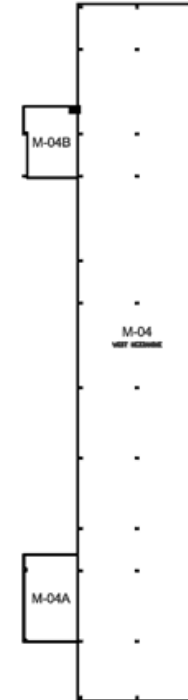
SITE LAYOUT



#	DATE	REVISION	BY	APP'D
2	8/9/76	SUPPOSED INGS 102-00-C-002-02-BLW		
3	8/9/76	INSG AIRLOCK WAS EXTERIOR, KIDS, 3' CURBLE GLASS WALL, STABILITY RM WIP SOOL AIR LOCK WAS 3' SOOL, RM SHD BE 3' A FIRE CLOSET, GPH SCORDED EGV, IT IS ON GLASS WALL REVEY RAMP CONNECTIONS & CUTS IN CONCRETE, INVOYED IN WIP SH SOOL & LINDO INVOCES OF LAB ON SAGA & SAGA, CORRECTS LOCATION OF RECEIVING INAP	DN	NPN
4	8/9/76	SUPPOSED INVS 002-00-C-002-00-05, DAMAGED BRAVING GROUP CODE, CATCH FOR 002-00-C-002-02-06 REVISION LISTALDE	DN	NPN
3	8/16/76	CATCH FOR 002-00-C-002-00-05 REVISION LISTALDE	DN	NPN
4	8/19/76	CATCH FOR 002-00-C-002-00-04 REVISION LISTALDE AND 02-05-076	DN	NPN
5	8/19/76	CATCH FOR 002-00-C-002-00-06 REVISION LISTALDE AND 02-07-084	DN	NPN



EAST MEZZANINE ELEVATION 116'-0"
SCALE: 1/48" = 1'



WEST MEZZANINE ELEVATION 116'-0"
SCALE: 1/32" = 1'

DRAWING APPROVED BY									
DESIGNATION				SIGNATURE				DATE	
INITIATOR									
SPONSOR SUPPORT									
QUALITY									
ORIENTATION		BY	DATE	Dr. Reddy's Laboratories Shreepore, LA				Dr.Reddy's 	
DRAWN		DN	11/16/15						
DESIGN		MPH	11/16/15						
CHECKED		MPH	11/16/15						
APPROVAL		BY	DATE						
				FLOOR PLAN WITH ROOM NUMBERS SITE PLOT PLAN SHREEPOT					
				2012					
SITE		LOCATION		TYPE		GROUP		SHEET	
DWG CLASS		REGULATORY GMP		CAD INFORMATION					
APPRIAL NO.				ACAD FILE 2012-000-C3-900-02-RS.DWG					
PROJECT No.		MID-3041		THIS DRAWING AND SPECIFIC INCLUDES ARE NOT LIMITED TO ALL PURPOSES. FORMERED ORIGINALLY OR COLLECTIVELY FROM ARE THE PROPERTY OF DR. REDDY'S LABORATORIES AND ARE NOT TO BE REPRODUCED OR LOANED TO ANY PARTY, AND UNLESS FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED TO WRITE UP AN INDIVIDUAL LABORATORY. THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND					
SITE		SHREEPOT							
SCALE		AS NOTED							

SITE SURVEY



POINT OF COMMENCEMENT
AT A FOUND CONCRETE MONUMENT MARKING THE INTERSECTION OF THE
WESTERLY RIGHT OF WAY OF ELLERBE ROAD (LA HWY 523) AND
THE SOUTHERLY RIGHT OF WAY OF THE T. & P. RAILROAD

LEGEND	
⊙ FIRE HYDRANT	L.P. - IRON PIPE
⊙ WATER VALVE	FND. - FOUND
⊙ POWER POLE	CONC. - CONCRETE
⊙ SEWER MANHOLE	MON. - MONUMENT
⊙ GUY ANCHOR	EXIST. - EXISTING
4 SIGN (TYPE NOTED)	
⊙ TELEPHONE PEDESTAL	
⊙ TELEPHONE MANHOLE	
+ LIGHT POLE	
⊙ GUY POLE	
---	PROPERTY LINE
---X---	EXIST. OVERHEAD ELECTRIC LINE
---	EXIST. CHAIN LINK FENCE
---X---	EXIST. IRON FENCE
▭	ASPHALT PAVEMENT



SURVEY OF

A TRACT OF LAND IN THE GRUDS SUCCESSION AS RECORDED IN BOOK 17, PAGE 176 OF THE RECORDS OF CADDIS PARISH, LOUISIANA, IN TOWNSHIP 17 NORTH, RANGE 15 WEST, CADDIS PARISH, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF ELLERBE ROAD (LA HWY. 523) AND THE SOUTHERLY RIGHT OF WAY OF THE T. & P. RAILROAD, RUN THENCE SOUTH 17°43'34" WEST ALONG SAID WESTERLY RIGHT OF WAY OF ELLERBE ROAD A DISTANCE OF 214.62 FEET TO A SET 1/2" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE RUN SOUTH 17°43'34" WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 238.50 FEET.

THENCE RUN SOUTH 36°17'00" WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 195.59 FEET TO A FOUND CONCRETE MONUMENT BEING ON THE NORTHERLY RIGHT OF WAY OF THE INHABITANT (LA HWY. 3132).

THENCE RUN NORTH 87°17'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 72.79 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN NORTH 34°01'44" WEST FOR A DISTANCE OF 238.77 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN SOUTH 82°50'12" EAST FOR A DISTANCE OF 59.92 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN ALONG A CURVE TO THE RIGHT A DISTANCE OF 196.09 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING OF NORTH 57°50'17" EAST FOR A DISTANCE OF 88.72 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN NORTH 18°30'46" EAST FOR A DISTANCE OF 214.05 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN ALONG A CURVE TO THE RIGHT A DISTANCE OF 36.98 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING OF NORTH 50°10'47" EAST FOR A DISTANCE OF 30.64 FEET TO A SET 1/2" IRON PIPE.

THENCE RUN SOUTH 72°10'00" EAST FOR A DISTANCE OF 115.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.7 ACRES.

BOUNDARY AND BEARINGS BASED ON MAP OF SURVEY BY TRAVIS A. STURDIVANT, DATED 04/26/08.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SUBJECT SURVEY IS LOCATED IN ZONE "N", AS PER FIRM MAP NO. 22817COLAF, DATED: 04/06/2006.

THIS SURVEY DOES NOT GUARANTEE TITLE OR OWNERSHIP. SURVEY IS BASED ON DESCRIPTION PROVIDED BY CLIENT.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Travis A. Sturdivant
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LICENSE NO. 4532



INNER LOOP (LA HWY. 3132)
(RIGHT OF WAY AS PER INSTR. NO. 586443)

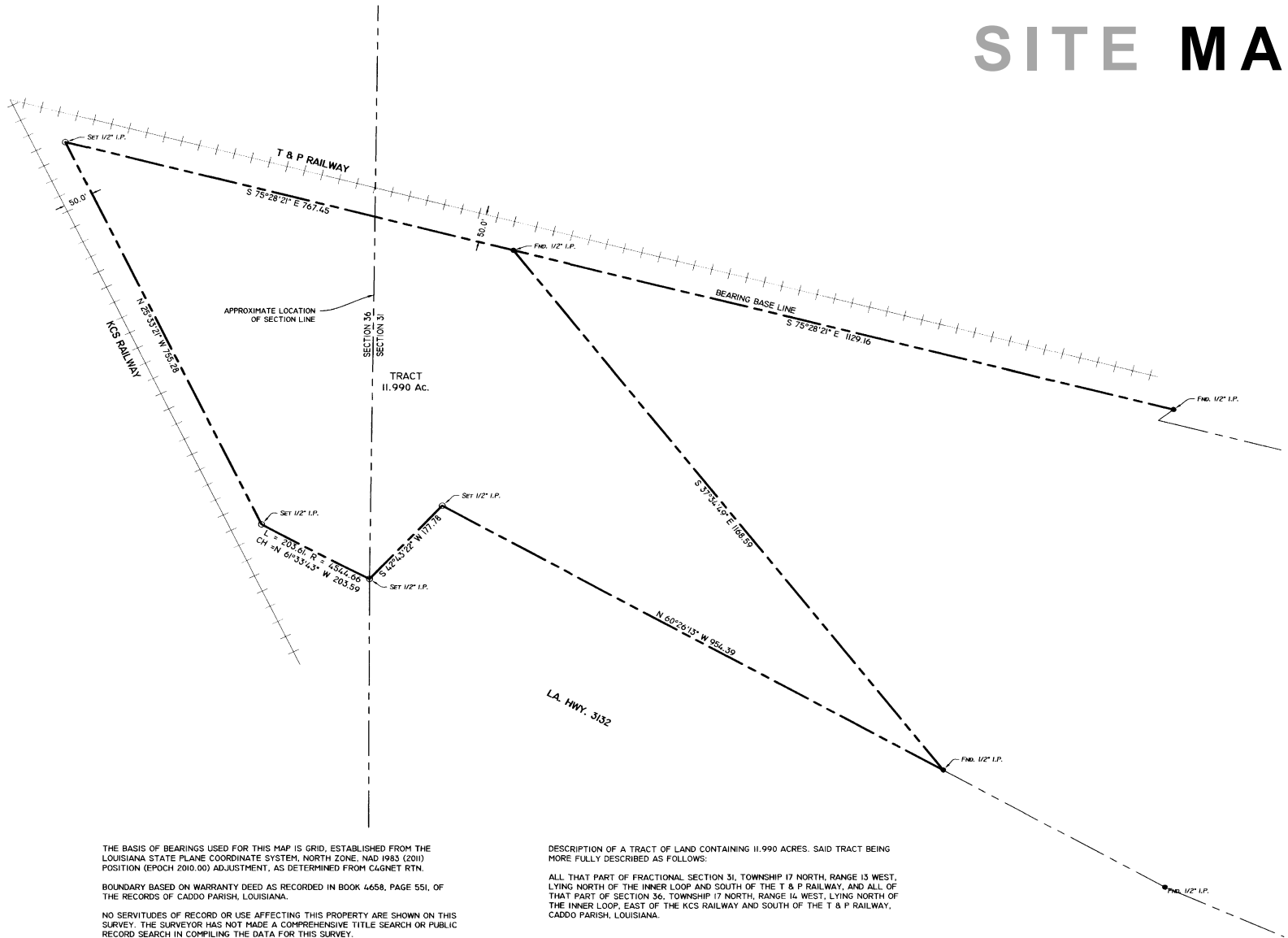
REVISIONS	BY

MAP PREPARED FOR THE EXCLUSIVE USE OF
DR. REDDY'S LABORATORIES, LOUISIANA, L.L.C.
CADDIS PARISH, LOUISIANA

RA
RALEY AND ASSOCIATES, INC.
Civil & Structural Engineering, Surveying, Planning & Consulting
4913 Shed Road
Bossier City, LA 71111
Phone 318.752-9023
Fax 318.752-9025
www.raleyandassociates.com

DATE:	01/26/12
SCALE:	1"=30'
DRAWN:	MPC
JOB:	12010
SHEET:	1
OF	1 SHEET

SITE MAP



THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM CAGNET RTN.

BOUNDARY BASED ON WARRANTY DEED AS RECORDED IN BOOK 4658, PAGE 551, OF THE RECORDS OF CADDO PARISH, LOUISIANA.

NO SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SUBJECT SURVEY IS LOCATED IN ZONE "X", AS PER GRAPHIC PLOTTING OF FIRM MAP NO. 22017C0486H, DATED: 05/19/2014.

THIS SURVEY DOES NOT GUARANTEE TITLE OR OWNERSHIP.

SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR RECOMMENDS A TITLE RESEARCH BE PERFORMED TO FIND ALL EASEMENTS AND SERVITUDES THAT AFFECT THIS PROPERTY.

THIS IS A PROPERTY BOUNDARY SURVEY ONLY AND DOES NOT SHOW ANY EXISTING FEATURES SUCH AS OCCUPATION, FENCES, SERVITUDES, EASEMENTS, UTILITIES, STRUCTURES, ETC. AT THE REQUEST OF THE CLIENT.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

DESCRIPTION OF A TRACT OF LAND CONTAINING 11.990 ACRES. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF FRACTIONAL SECTION 31, TOWNSHIP 17 NORTH, RANGE 13 WEST, LYING NORTH OF THE INNER LOOP AND SOUTH OF THE T & P RAILWAY, AND ALL OF THAT PART OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 14 WEST, LYING NORTH OF THE INNER LOOP, EAST OF THE KCS RAILWAY AND SOUTH OF THE T & P RAILWAY, CADDO PARISH, LOUISIANA.

Travis A. Sturdivant
10-29-2015
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LICENSE NO. 4632

STATE OF LOUISIANA
TRAVIS A. STURDIVANT
REG. NO. 4632
RENEWED
PROFESSIONAL
LAND SURVEYOR

REVISIONS	BY

MAP PREPARED FOR THE EXCLUSIVE USE OF
DR. REDDY'S
Caddo Parish, Louisiana

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Phone 318.752-9023
Fax 318.752-9025
www.raleyandassociates.com

DATE:	11/02/2015
SCALE:	1" = 100'
DRAWN:	MPC
CHECKED:	TAS
JOB:	15313
SHEET:	1
OF 1 SHEET	



8800 Line Ave, Shreveport, LA 71106 is a 308,000 SF pharmaceutical manufacturing and packaging facility situated on approximately 56 acres.

LIMITED TIME TURNKEY OFFERING



Keith Machinery Corp.



631-957-1200



keithmachinery.com



630-350-2200



aaronindustrialsolutions.com



860-623-9060



greendockpartners.com

Turnkey Property for Sale

8800 Line Ave, Shreveport, LA 71106