

# Success Story

## Carrington Laboratories

### The Client

Carrington Laboratories, Inc. is an emerging, publicly-held, research based biopharmaceutical company headquartered in Irving, Texas. The company develops its products from complex carbohydrates derived from *Aloe Vera L.*

### The Challenge

The company's laboratory had to be relocated and the distribution facility no longer met the company's need for growth. Strict FDA regulations called for identifying a warehouse for its finished products in a temperature controlled environment. In addition, the new facility was to be located within a one mile perimeter of the manufacturing facility.

### The Solution

The process began with a thorough understanding of Carrington's requirements. This included partnering with an architectural firm to interview key decision makers from which a space and requirement program was developed. The market was researched to identify all possible opportunities within the geographic boundaries. The team also explored whether the existing manufacturing facility could accommodate the planned expansion. The facility solution included the conversion of a semiconductor manufacturing facility.

### Transaction Summary

- **Address**  
1505 Walnut Hill Lane, Irving, TX
- **Size**  
90,000 SF
- **Submarket**  
Las Colinas
- **Transaction Type**  
Lease
- **Industry**  
Laboratory/Distribution
- **Property Owner**  
AME Plaza LP