



NET LEASE INVESTMENT OFFERING

KEDPLASMA
UNITED STATES
a Kedrion Biopharma company

KEDPLASMA (KEDRION S.p.A. Guaranty)
444 MLK Jr Blvd
Youngstown, OH 44502

THE
Boulder
GROUP



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Tenant Overview



Executive Summary

The Boulder Group and Bang Realty are pleased to exclusively market for sale a single tenant net leased KEDPLASMA property located in Youngstown, Ohio. The tenant began occupying the space in 2015 and demonstrated commitment to the site by extending their lease early in 2020. The primary term now runs through June 2030. The subject lease contains 2% annual rental escalations throughout the primary term and two 5-year renewal options. Additionally, there is a guaranty from KEDRION S.p.A..

The 16,800-square-foot building benefits from its location at the signalized intersection of MLK Jr Boulevard and Belmont Avenue, which experiences a combined traffic volume of 10,000 vehicles per day. The property is situated near two major attractions in Youngstown: Youngstown State University, with an enrollment of 11,000 students, and Mercy Health St. Elizabeth Hospital, a 400-bed facility. Additionally, the property offers nearly immediate access to two of the area's main thoroughfares: Interstate 680 (50,200 vehicles per day) and US Highway 422 (20,200 vehicles per day). The surrounding area has a population of over 135,300 within a five-mile radius, with an average household income of \$63,017. Youngstown is approximately 75 miles southeast of Cleveland and 70 miles northwest of Pittsburgh.

KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States, and contributing to the collection of approximately 800,000 liters of plasma annually. As a subsidiary of Kedrion Biopharma, an Italian company with over 2,500 employees and a presence in more than 100 countries, KEDPLASMA plays a crucial role in supporting the treatment of rare and serious diseases, such as hemophilia, immune deficiencies, and other blood disorders.

Investment Highlights

- » Positioned within the Youngstown-Warren MSA
- » E-commerce resistant & essential business
- » KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States
- » Guaranty from KEDRION S.p.A.
- » Early lease extension in 2020 demonstrates commitment
- » 2% annual rental escalations
- » Situated near two major Youngstown attractions: Youngstown State University (11,000 students) & Mercy Health St. Elizabeth Hospital (400-bed)
- » Proximity to Interstate 680 (50,200 VPD) & US Highway 422 (20,200 VPD)
- » Over 135,300 people live within a five-mile radius
- » Average household income within five miles is \$63,017



Property Overview



PRICE
\$4,765,037



CAP RATE
8.10%



NOI
\$385,968
(as of 7/1/2025)

LEASE COMMENCEMENT DATE:

7/1/2015

LEASE EXPIRATION DATE:

6/30/2030

RENEWAL OPTIONS:

Two 5-year

RENTAL ESCALATION:

2% annual

LEASE TYPE:

NN – Roof, structure, foundation, & parking lot replacement

TENANT:

KEDPLASMA

GUARANTY:

KEDRION, S.p.A.

YEAR BUILT:

1970

BUILDING SIZE:

14,434 SF

LAND SIZE:

0.99 AC

Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

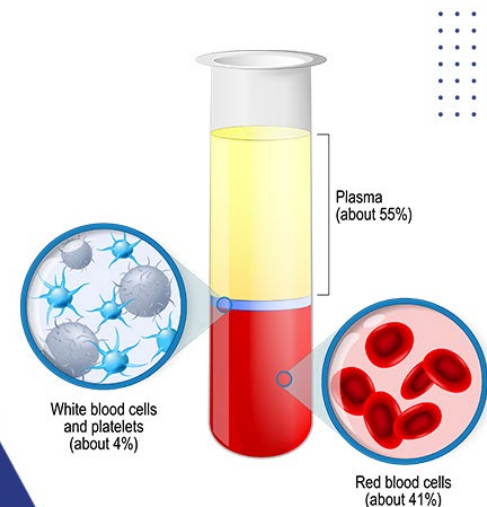
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

PLASMA
The largest part
of the blood



Photographs



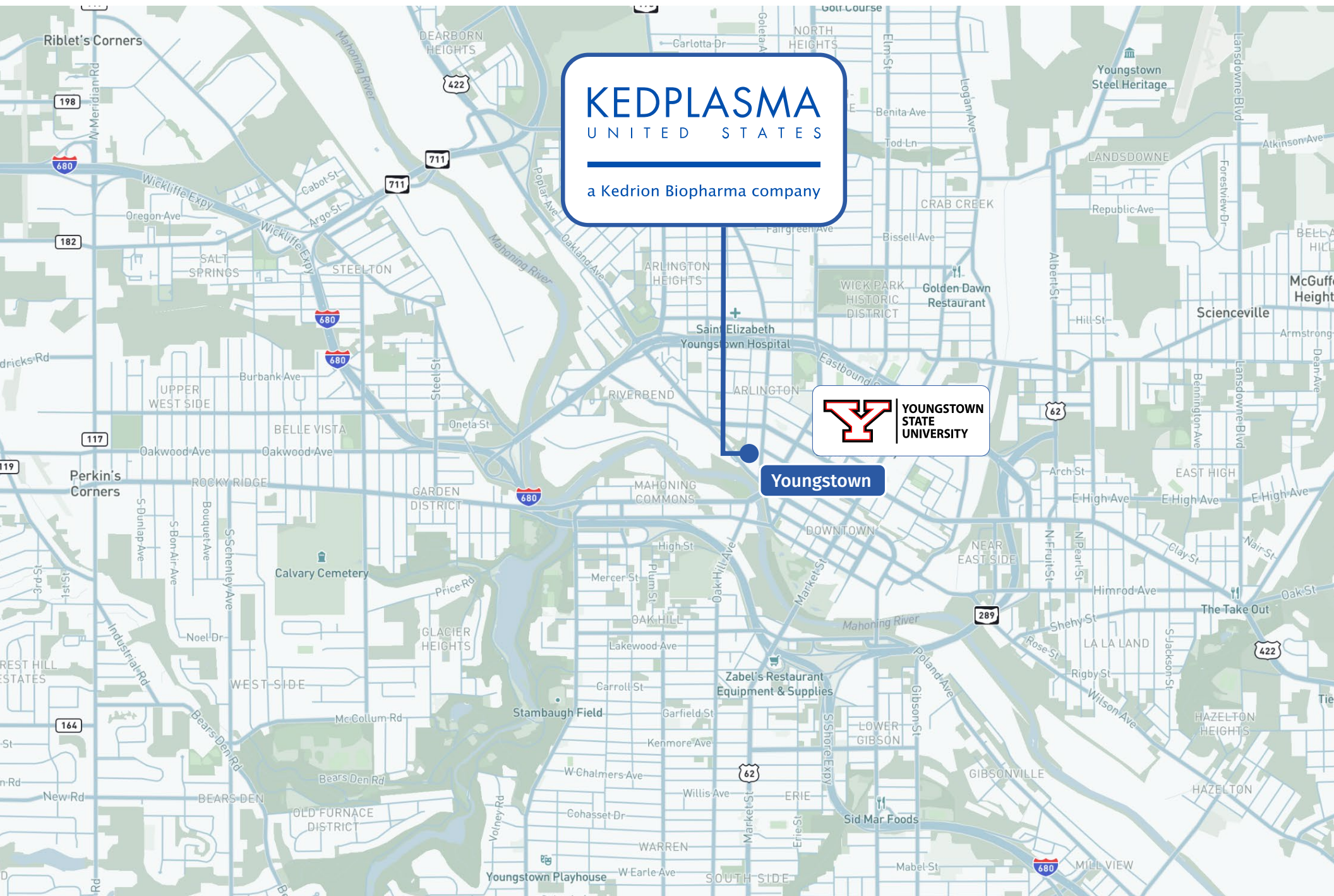
Aerial



Site Plan



Map



Location Overview




YOUNGSTOWN, OHIO

Youngstown, Ohio, is a city located in northeastern Ohio, approximately midway between Cleveland, Ohio, and Pittsburgh, Pennsylvania. Founded in 1796, Youngstown has a rich industrial history, once serving as a major hub for the steel industry in the United States. Although the decline of the steel industry in the late 20th century led to economic challenges, the city has been working to revitalize its economy by diversifying into new industries, such as healthcare, education, and technology. With its strategic location along Interstate 80 and access to major rail lines, Youngstown offers strong transportation connectivity, making it an attractive location for businesses seeking regional distribution and manufacturing opportunities.

The Youngstown-Warren-Boardman Metropolitan Statistical Area (MSA) encompasses Mahoning and Trumbull counties in Ohio and Mercer County in Pennsylvania. The region has a population of over 500,000 residents, with Youngstown serving as the cultural and economic center. The city’s downtown area has seen significant revitalization efforts, with new investments in residential, commercial, and public spaces, including the Youngstown Business Incubator, which has become a cornerstone of the city’s growing technology sector. Additionally, Youngstown State University, located in the heart of the city, plays a crucial role in driving educational and economic development in the region.

Youngstown’s cost of living is lower than the national average, which, combined with its affordable real estate market, makes it an attractive destination for both businesses and residents. The city’s ongoing efforts to revitalize its infrastructure, coupled with its proximity to major metropolitan areas and the availability of a skilled workforce, position Youngstown as a city with significant potential for growth and investment. The local government has also been proactive in offering incentives to attract new businesses and support existing ones, further contributing to the city’s economic resurgence.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	6,107	1,822	\$15,013	\$31,187
3-MILE	48,936	20,042	\$32,111	\$47,193
5-MILE	135,348	58,882	\$44,741	\$63,017

Tenant Overview

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KEDPLASMA

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Following the June 2022 merger between Kedrion Biopharma and Bio Products Laboratory (BPL), KEDPLASMA became part of a larger global entity with combined revenues exceeding \$1.5 billion, focused on expanding its plasma collection capabilities and product offerings. This merger positions KEDPLASMA as a key player in the plasma industry, with a strengthened network and enhanced resources to meet the increasing demand for plasma-derived therapies. KEDPLASMA is committed to donor safety and satisfaction, maintaining high standards in all aspects of its operations while contributing to the health and well-being of communities across the globe.

Website:	www.kedplasma.us
Headquarters:	Fort Lee, NJ
Number of Locations:	70+
Company Type:	Subsidiary
Number of Employees:	2,500+



CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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