



Kedrion Biopharma

Tuscaloosa, Alabama

13+ year NNN lease with a **15% rent increase in 3 years**

**Rare Full Term Corporate Guaranty from the
Parent Company**

**Specialized Build-Out Provides Attractive
Bonus Depreciation**

1 Mile From the University of Alabama

2427 UNIVERSITY BLVD E, TUSCALOOSA, AL 35404
[view on map](#)

Contact the Advisory Team

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585 | A Licensed Alabama Broker #000127148-0

The Bottom Line

BRAND-NEW CONSTRUCTION WITH BONUS DEPRECIATION | Significant Year-1 tax shelter and minimal near-term capital exposure.

LONG-TERM NNN LEASE WITH 15% RENT INCREASE IN YEAR 3 | Strong contractual growth and predictable cash flow

FULL-TERM CORPORATE GUARANTY | Global, best-in-class plasma pharmaceutical credit – Kedrion S.p.A

\$320M+ COMMITTED IN U.S. EXPANSION PIPELINE | 40+ new plasma centers and expanded manufacturing capacity.

IRREPLACEABLE LOCATION NEAR UNIVERSITY OF ALABAMA | Prime frontage on Tuscaloosa's dominant retail corridor.

STRUCTURAL PLASMA SUPPLY SHORTAGE | Demand materially outpaces supply on a global scale.

HIGH-BARRIER, "STICKY" REAL ESTATE | Licensing, FDA approvals, and capital-intensive buildouts limit relocation.

DOMINANT REGIONAL HUB ON I-20/59 | Serving a 600,000+ multi-state population base.

Contact the Advisory Team

PRICE: \$9,550,000

CAP RATE: 7.00%

NOI: \$668,501





Tenant Summary

KEDRION is one of the world's top five plasma-derived pharmaceutical companies, with over 70 years of experience in developing, producing, and distributing plasma-based therapeutic products used to treat serious medical conditions such as immune system deficiencies and coagulation disorders. Headquartered in Italy, Kedrion operates a fully integrated business model, managing plasma collection through its 75+ U.S. centers and processing in manufacturing facilities located in Italy, Hungary, and North America. The company employs approximately 5,200 people worldwide and offers a portfolio of 38 products distributed across more than 100 countries. In 2022, Kedrion merged with U.K.-based Bio Products Laboratory (BPL), a company with over 60 years of experience in supplying plasma-derived medicines for rare diseases, creating a larger, more efficient platform for growth in the plasma derivatives market. In 2024, Kedrion reported €1.6 billion (~\$1.9 billion) in revenue, a 10% increase year-over-year, with adjusted EBITDA of €279 million (~\$326 million), reflecting strong operational performance and financial stability.

Lease Summary

| | |
|--------------------|---|
| LESSEE NAME | KEDPlasma, LLC |
| TYPE OF OWNERSHIP | Fee Simple |
| GUARANTOR | Kedrion S.p.A |
| LESSEE ENTITY TYPE | Corporate |
| LEASE TYPE | NNN |
| ROOF AND STRUCTURE | Roof: Tenant / Structure: LL |
| TERM REMAINING | ± 13 Years |
| LEASE COMMENCEMENT | 6/1/2023 |
| LEASE EXPIRATION | 5/31/2039 |
| INCREASES | Year 6: 15%, Year 11: CPI |
| OPTIONS | Two, 5-Year Options with (5) year CPI Increases |



70+ YEARS IN BUSINESS
75+ PLASMA CENTERS

\$1.9B ANNUAL REVENUE (2024)
5,200+ EMPLOYEES



Rent Schedule

Current - 5/31/2028
6/1/2028 - 5/31/2033
6/1/2033 - 5/31/2039
Option 1
Option 2

| MONTHLY RENT | ANNUAL RENT | CAP RATE |
|--------------|-------------|----------|
| \$55,708 | \$668,501 | 7.00% |
| \$64,065 | \$768,776 | 8.05% |
| CPI Increase | | |
| CPI Increase | | |
| CPI Increase | | |

Physical Description

2427 UNIVERSITY BLVD E, TUSCALOOSA, AL 35404 [VIEW ON MAP](#)

APN
30-04-20-2-010-005.000

ZONING
GC - General Commercial District

GLA
 \pm 11,090 SF

LOT SIZE
 \pm 2.18 AC

YEAR BUILT
2024

PARKING SPACES
 \pm 73 Surface Spaces

PARKING RATIO
6.58 : 1,000 SF





PEGASUS

PEGASUS INVESTMENTS REAL ESTATE ADVISORY INC.

1901 Avenue of the Stars, Suite 630, Los Angeles, CA 90067
(310) 691-1350 // www.pegasusinvestments.com
LIC # 01961545 (CA)



Confidentiality & Disclaimer Statement

The information contained in this Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Pegasus Investments and ParaSell, Inc. This Marketing Package 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. Pegasus Investments and ParaSell, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Pegasus Investments and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Pegasus Investments and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Advisory Team

KATHERINE WEAVER

Senior Vice President

(310) 691-1350 ext. 115
kweaver@pegasusinvestments.com
LIC # 02004937 (CA)

COREY ALLEN

Vice President of Transactions

(310) 691-1350 ext. 135
callen@pegasusinvestments.com
LIC # 02181089 (CA)

ANDREW LEON

Senior Associate

(310) 691-1350 ext. 116
aleon@pegasusinvestments.com
LIC # 02229801 (CA)

ETHAN RITZ

Analyst

(424) 335-2618
eritz@pegasusinvestments.com
LIC # 02252042 (CA)

SCOTT REID

Broker of Record - ParaSell, Inc.

(949) 942-6578
broker@parasellinc.com
LIC # 000126182 - 0 (AL)

Contact the Advisory Team

Request a Debt Quote

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585 | A Licensed Alabama Broker #000127148-0