



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.

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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

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 5/31/2028	\$55,708	\$668,501	7.00%
6/1/2028 - 5/31/2033	\$64,065	\$768,776	8.05%
6/1/2033 - 5/31/2039	CPI Increase		
Option 1	CPI Increase		
Option 2	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

± 11,090 SF

LOT SIZE

± 2.18 AC

YEAR BUILT

2024

PARKING SPACES

± 73 Surface Spaces

PARKING RATIO

6.58 : 1,000 SF





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Request a Debt Quote

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