

ACQUISITION OPPORTUNITY

SOLID DOSAGE MANUFACTURING FACILITY



AstraZeneca is one of the world's leading pharmaceutical companies. AstraZeneca has made the strategic decision to consolidate its manufacturing operations and is offering its IPR Pharmaceuticals solid dosage facility in Carolina, Puerto Rico for sale.

The following is a summary description of the opportunity:

- Available solid dosage manufacturing facility located in Carolina, Puerto Rico.
- Manufacturing facility specifications:
 - Approximately 100,000 SF of commercial manufacturing, warehouse and office space.
 - Approximately \$8M in capital improvements over the past 5 years.
 - Capacity of over 5 billion tablets produced annually.
- cGMP approved facilities with an excellent FDA regulatory inspection record.
- Excellent environmental agencies regulatory inspections records.
- At capacity, the operation can be staffed up to 350 employees over 2 shifts.
- The facility is located in an established industrial park setting and is situated on 4 acres.
- Ceiling heights up to 19 feet.



Investment highlights of this opportunity include:

- Facilities have a strong regulatory inspection and product approval history.
- Access to a skilled workforce.
- Excellent site infrastructure with self-sufficient electrical power supply with 3 emergency generators that handles full plant load.
- Impressive Life Sciences business environment with access to generous incentives.
- Unrivaled pharmaceutical and biopharmaceutical manufacturing history in Puerto Rico.
- Excellent location near San Juan with access to major highways and containerized shipping and 10 minutes from the international airport.



This non-confidential summary business description is intended solely for use by you in evaluating your interest in pursuing a possible acquisition of this facility. While the information contained herein is believed to be accurate, there is no implied or expressed representation as to its accuracy.

Interested parties should contact PharmaBioSource, Inc., the exclusive marketing firm for this opportunity, for more information regarding an acquisition of this Puerto Rico based solid dosage facility from AstraZeneca / IPR Pharmaceuticals.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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