

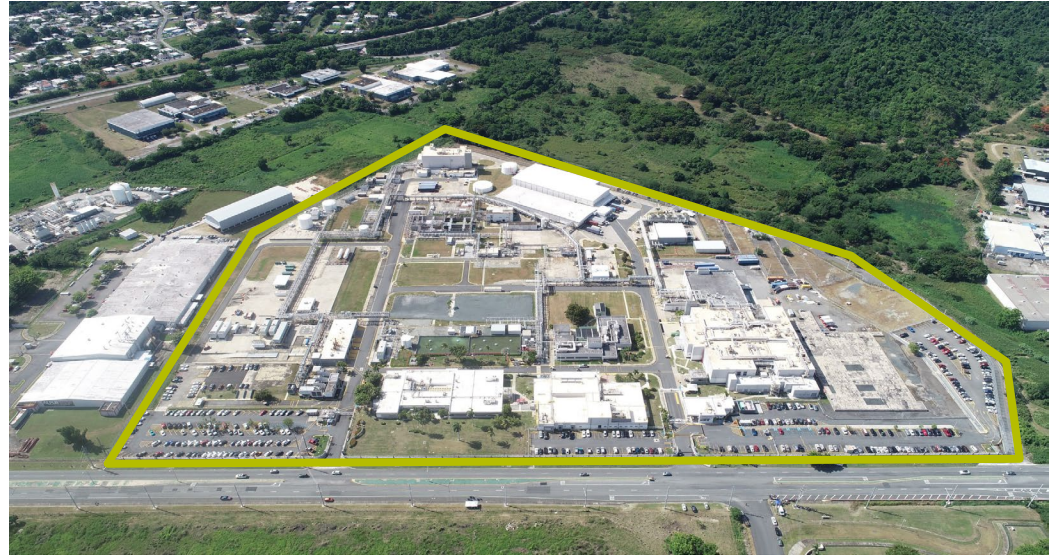
FOR SALE: OSD MANUFACTURING SITE

Humacao, Puerto Rico



OVERVIEW

- 12 of top 20 Pharmaceutical & Biotech companies and 12 of the top 20 Medical Devices companies have manufacturing sites in PR
- PR is a US jurisdiction with all Federal Law Protections such as US Dollar, Intellectual Property Protection by the USPTO
- Bilingual highly educated workforce with vast knowledge of US & Global regulations
- PR offers an attractive tax code which includes preferential tax rates via exemption decrees (4% income tax rate) for 15 years, cash grants for job creations accelerated deduction of the total investment & others
- The Property is within a qualified Opportunity Zone



| | |
|----------------------------|---|
| AREA | 47.3 acres |
| TYPE OF FACILITY | Pharmaceutical Manufacturing |
| NUMBER OF BUILDINGS | 21 |
| BUILDING TOTAL AREA | 375,416 SF (<i>excluding Pipe Rack</i>) |
| HOURS OF OPERATION | 24/7 |



CONTACT

Fernando Toro
Direct: +1 787 977 7373
Mobile: +1 787 402 3900
ftoro@propertyconceptscommercial.com
Lic. E-70

Jill Gambino
Direct: +1 908 312 4195
Mobile: +1 201 232 5184
jill.gambino@cushwake.com