

ACQUISITION OPPORTUNITY – CAGUAS, PUERTO RICO

WORLD CLASS SOLID DOSAGE MANUFACTURING OPERATION



Pfizer Inc has made the strategic decision to consolidate its manufacturing operations and is offering its Caguas, Puerto Rico, manufacturing site for sale. This site is comprised of 475,000 square feet of building space located on 33 acres and is focused on the manufacture of oral solid dosage products including tablets and capsules as well as some liquids. PharmaBioSource, Inc. has been engaged by Pfizer to market the Puerto Rico-based sites that are being divested.

The Opportunity:

The site is located in Caguas, Puerto Rico, approximately 20 miles (32 kilometers) from San Juan. The state-of-the-art manufacturing facility currently produces a range of products that service the US and international markets and represents a cost-effective alternative to new construction. Acquisition of the Caguas site would provide:

- Access to a state-of-the-art solid dosage manufacturing facility, including high containment manufacturing, hormone manufacturing, liquids manufacturing, Wurster coating and DEA-approved controlled substances facilities with bottle, blister and pouch packaging.
- Access to a skilled Life Sciences work force.
- Excellent site infrastructure with opportunities for expansion.
- Facilities with an excellent regulatory approval record and ease of access to over 30 global markets in the Americas, Asia and Europe including the US, Japan and Australia.
- The opportunity to take advantage of the favorable corporation tax regime in Puerto Rico to reduce taxes payable on global profits derived from pharmaceutical products manufactured on the Island.
- Up to 50% tax credit on qualified R&D expenses.



Highlights of the facilities include:

- Eight fully functional, independent manufacturing areas, with aggregate capacity of more than 10 billion SDU / year:
 - Four high containment areas rated OEB 4 or 5; suitable for a variety of potent compounds, including DEA controlled substances and hormones.
 - Two high-run areas with integrated wet granulation and encapsulation / tableting operations.
 - Two flexible areas capable of smaller volume and specialty products.
 - Currently producing 5 billion SDU / year.
- Highly flexible packaging capabilities:
 - Six SDU bottle lines (two high speed); two liquid bottle lines (one for nasal sprays).
 - Four blister packaging line (one for HUD); one foil / foil pouch line.
- Laboratory and development facilities:
 - Modern, well equipped QC laboratories and process development and technology transfer facilities, including highly contained bench-scale test production facilities.
- Extensive utility infrastructure, new warehouse facilities and administrative support facilities.



Interested parties should contact PharmaBioSource, Inc., the exclusive marketing firm for this opportunity, for more information regarding an acquisition of this World-Class, Solid Dosage manufacturing facility from Pfizer. Additional information is also available on its web site:

www.pharmabiosource.com/pfizerdivestments

FOR FURTHER INFORMATION, PLEASE CONTACT:

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