



nLIGHT Defense Systems, Inc.

Longmont (Boulder MSA), Colorado

\$12,762,000

Purchase Price

6.75%

Cap Rate



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INVESTMENT SALES

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- Industry-Leading Defense Manufacturing
- Mission-Critical Facility Supporting Sizable Defense Contracts
- Passive NNN Lease Structure
- Strong Annual Rent Bumps
- Significant Recent Capital Investment
- Strong Industrial Submarket in Aerospace, Defense & Multi-Tech Innovation Hub

