



Investment Offering

Kratos

4904 Research Drive
Huntsville, Alabama 35806



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Investment Highlights

- **Offering Price:** \$9,675,000 | **Cap Rate:** 6.73%
- **Size:** 44,285 SF
- **Major Economic Driver:** U.S. Space Command Headquarters bringing 1,400 new jobs
- **Location:** Cummings Research Park, adjacent to Redstone Arsenal
- **Market Scale:** Huntsville is the largest city in Alabama, serving a 16-county region - 1.3 million population
- **Population Growth:** Metro Huntsville population has increased 15.9% over the past five years
- **Industry Base:** Defense contracting, aerospace, life sciences, information technology, and advanced manufacturing
- **Recent Investment:** New \$6 billion Eli Lilly manufacturing facility under development
- **Major Employers:** Aerojet Rocketdyne, Toyota, Mazda, Blue Origin
- **Demand Fundamentals:** Strong and growing demand for defense contractor-oriented office, industrial flex, and R&D facilities
- **Capital Markets:** Proven target market for institutional investment capital