

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

BLUE ORIGIN



SATELLITE ASSEMBLY & DISTRIBUTION FACILITY

659,099 SF • 10-YEAR LEASE • 3.0% ESCALATIONS



BLUE ORIGIN



THE OFFERING

Cushman & Wakefield’s National Industrial Advisory Group is pleased to offer the opportunity to acquire the **Blue Origin Satellite Assembly & Distribution Facility** (the “Property”), a 659,099-SF logistics facility fully leased to American aerospace, defense, and space exploration company **Blue Origin** on a 10-year triple-net lease. With an estimated \$40M of tenant investment currently underway, this state-of-the-art facility will serve as a dedicated satellite light manufacturing, assembly, and distribution center for the company’s “Project Kuiper” contract with Amazon - a multi-billion dollar/multi-year contract and the largest space contract in the history of the commercial space industry.

The Property occupies a prominent “front door” location in Huntsville’s Jetplex Industrial Park immediately adjacent to the Huntsville International Airport and the Norfolk Southern Huntsville Intermodal Complex and is just 0.5 miles from I-565, offering best in market proximity to Huntsville’s major transportation arteries and demand drivers as well as the third highest concentration of high-tech workers in the U.S.



PROPERTY OVERVIEW



MISSION-CRITICAL
SATELLITE
ASSEMBLY FACILITY



100%
LEASED



13%
BELOW-MARKET RENT



8.4 ACRES
PAVED & FENCED TRAILER
DROP LOT/OUTSIDE STORAGE



10-YEAR LEASE
WITH 3.0% ANNUAL
ESCALATIONS

**See Property Specifications on page 13 for full Building SF detail*



BLUE ORIGIN

INVESTMENT HIGHLIGHTS

MISSION CRITICAL 10-YEAR LEASE TO BLUE ORIGIN

- » 100% leased to American aerospace, defense, and space exploration company Blue Origin, with 3.0% annual escalations
- » The Company is fully owned by Jeff Bezos and has no debt
- » Blue Origin is currently investing approximately \$40M at the Property
- » Mission-critical satellite light manufacturing, assembly, and distribution facility for the Company's Project Kuiper contract with Amazon - a multi-billion dollar contract and the largest space contract in the history of the commercial space industry
- » Project Kuiper is Amazon's initiative to provide fast, affordable broadband internet to communities around the world and will include 3,236 satellites in low Earth orbit, with half of those satellites scheduled to be launched by 2026
- » Operational synergies / efficiencies created by proximity (8 miles) to the state-of-the-art 350,000-SF Blue Origin owned rocket engine manufacturing plant that cannot be recreated at another location - the Company's new Glen and Shepard rockets (main revenue source) are produced at this facility and are currently sold out/backlogged through 2028

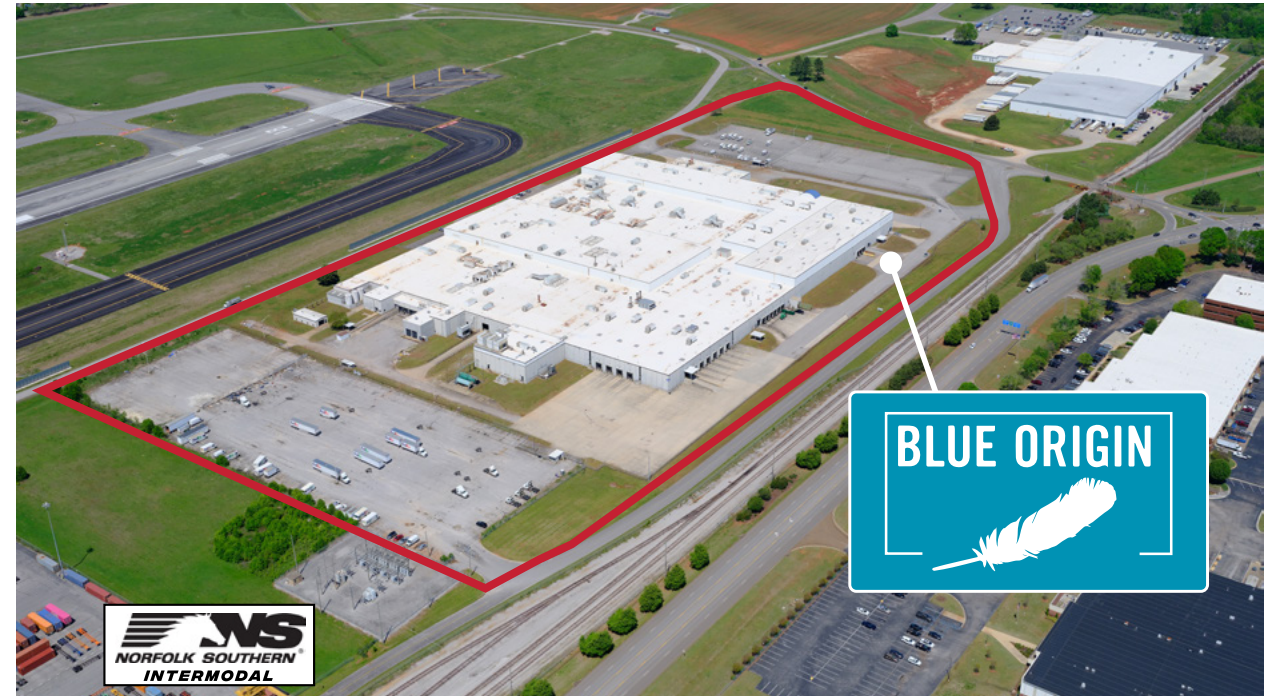
HUNTSVILLE - "ROCKET CITY USA" & THE LARGEST CITY IN ALABAMA

- » Nicknamed "Rocket City USA", Huntsville is a technology & engineering hub for both Alabama and the greater Southeast and features the third highest pro-rata concentration of engineers in the U.S. behind only Silicon Valley and Framingham, MA
- » The population of the Huntsville MSA has grown a staggering 36% since 2000 and Huntsville is now the largest city in the state of Alabama
- » The Huntsville International Airport was recognized as the 18th-largest international air cargo airport in the continental US (in terms of tonnage shipped) in 2022, and also features the second longest runway in the Southeast U.S.

INVESTMENT HIGHLIGHTS

MODERN, FUNCTIONAL ASSEMBLY & DISTRIBUTION FACILITY

- » Predominantly concrete tilt-wall construction featuring 20' – 35' clear heights
- » LED lighting (217,500 SF)
- » 34 dock-high doors equipped with weather seals, Kelly dock locks, trailer lights, and hydraulic levelers / 6 ramped drive-in doors
- » New 60-mil TPO roof installed in 2022 with 20-year warranty
- » 8.4 acres of dedicated paved, lighted, & fenced trailer parking with the ability to expand the North Lot by 2-acres
- » Heavy power - 12,470 volts of primary service with eighteen (18) 1,000 KVA transformers providing 277/480-volt secondary service with up to 40amp available capacity - this highly above-standard extra power load was key in Blue Origin's selection of this building
- » On-site Huntsville Utilities electric substation directly services the Property
- » Rail possible - originally a Norfolk Southern spur served the building, but currently the switch has been removed and the spur track needs upgrading to become operational
- » The Property is located in Foreign-Trade Zone No. 83



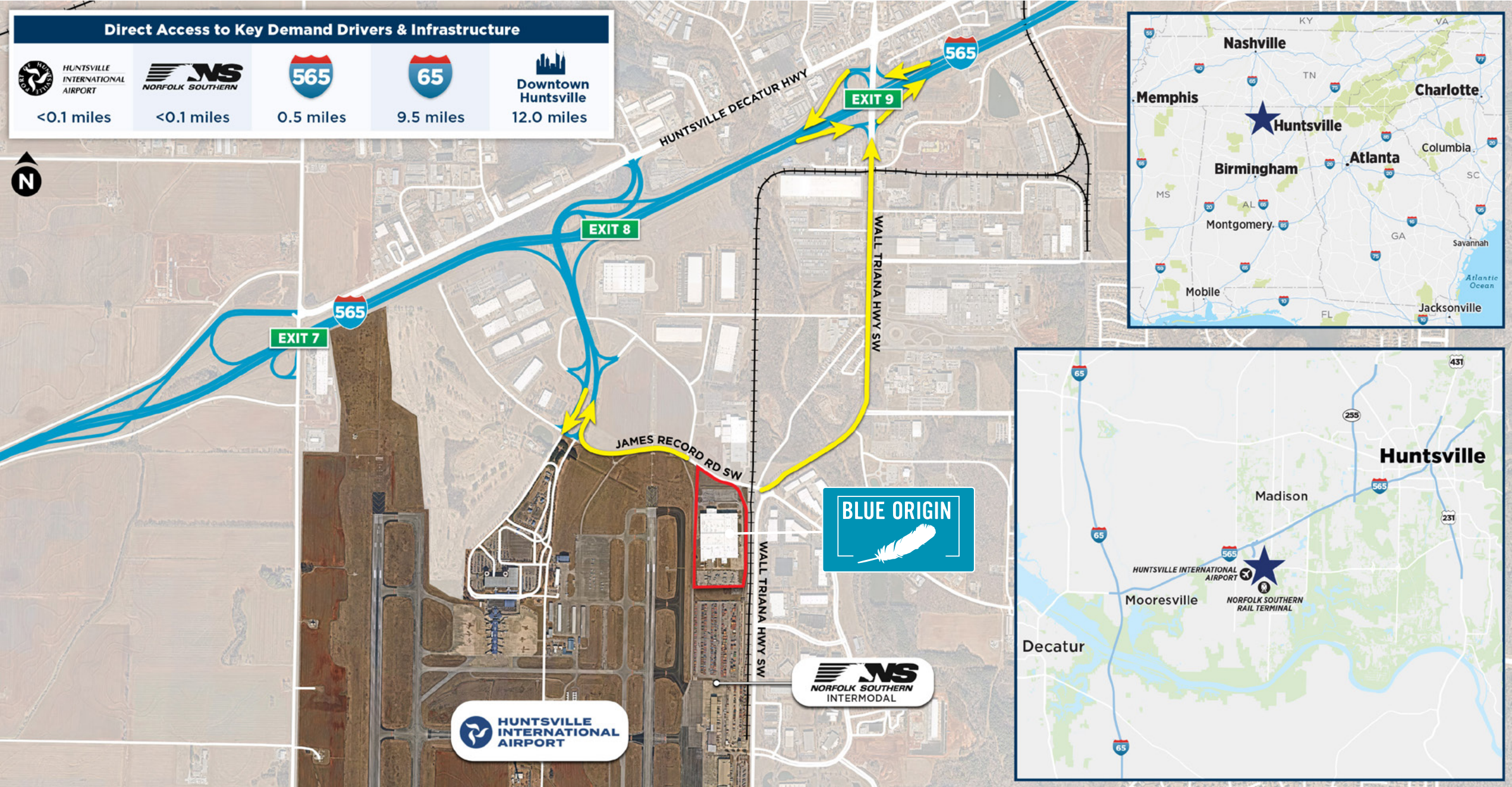
STRATEGIC HUNTSVILLE LOCATION



BLUE CHIP CORPORATE NEIGHBORS



PROXIMATE TO HUNTSVILLE LOGISTICS INFRASTRUCTURE





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Click below for more information and insights from our National Industrial Advisory Group
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