

ECHO PARK

@ P132 BUILDING 3

10760 N 132nd Avenue, Surprise, AZ

- Brand New 42,900 SF Freestanding Building with Yard
- 100% Leased to Kobuk Cartridges, LLC, a Wholly Owned Subsidiary of Akima, LLC – a Nationally Recognized Federal Contractor
- Premier West Valley Location, Minutes From Loop 303, Loop 101, and Northern Parkway

The Offering

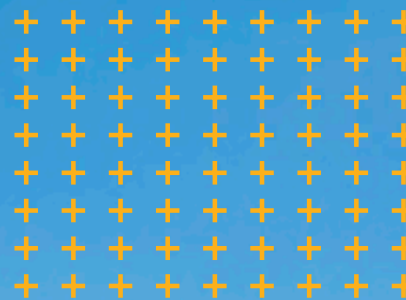
Jones Lang LaSalle, Inc. ("JLL"), as the exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Echo Park @ P132 - Building 3 (the "Property"). Located at North 132nd Avenue and West Peoria Avenue, the Property sits within Echo Park @ P132, a newly delivered, four-building shallow-bay industrial park, and features 42,900 square feet of modern warehouse and manufacturing space.

The Property is 100% leased to Kobuk Cartridges, LLC ("Kobuk" or the "Tenant") through October 2030. Kobuk is a wholly owned subsidiary of Akima, LLC, an Alaska Native Corporation-owned federal contractor specializing in logistics, manufacturing, and defense solutions for U.S. government agencies. Kobuk manufactures small-arms ammunition and related components under contract to federal and defense partners and is investing several million dollars on building upgrades and an additional ~\$15-\$20 million worth of equipment.

Strategically positioned in Phoenix's West Valley, one of the fastest-growing industrial submarkets in the Southwest, the Property benefits from convenient access to the Loop 303, Loop 101, and Northern Parkway, providing seamless connectivity to the greater Phoenix Metro area and the region's robust labor base.

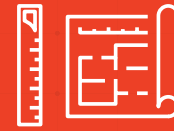
Delivered in 2025, the Property features modern design and functionality, including six truck-well doors, two grade-level doors, 30' clear height, LED lighting, 100% HVAC, and a secured, private concrete truck court with automatic gates. Its shallow-bay configuration aligns with one of the most supply-constrained and in-demand industrial product types nationally, while also functioning as a freestanding single-tenant building with yard.

Together, its modern design, stand-alone building identity within Echo Park @ P132, and tenancy backed by a nationally recognized federal contractor offer investors the rare opportunity to acquire a newly constructed, highly functional industrial facility supported by essential U.S. government operations.





Property Highlights



42,900 SF

Rentable Building Area



100%

NNN Leased



4.7 Years

Term Remaining



2025

Year Built



1,600 Amps

277/480V Power



±130'

Secured, Private
Truck Court with Yard



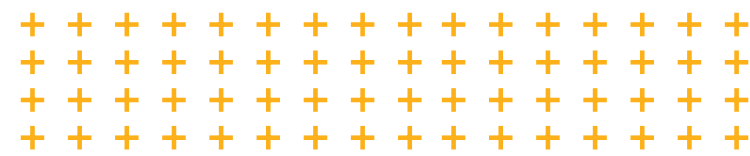
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Truck-Well/Grade-Level
Doors



30'

Clear Height



Investment Highlights

100% NNN Leased Industrial Facility

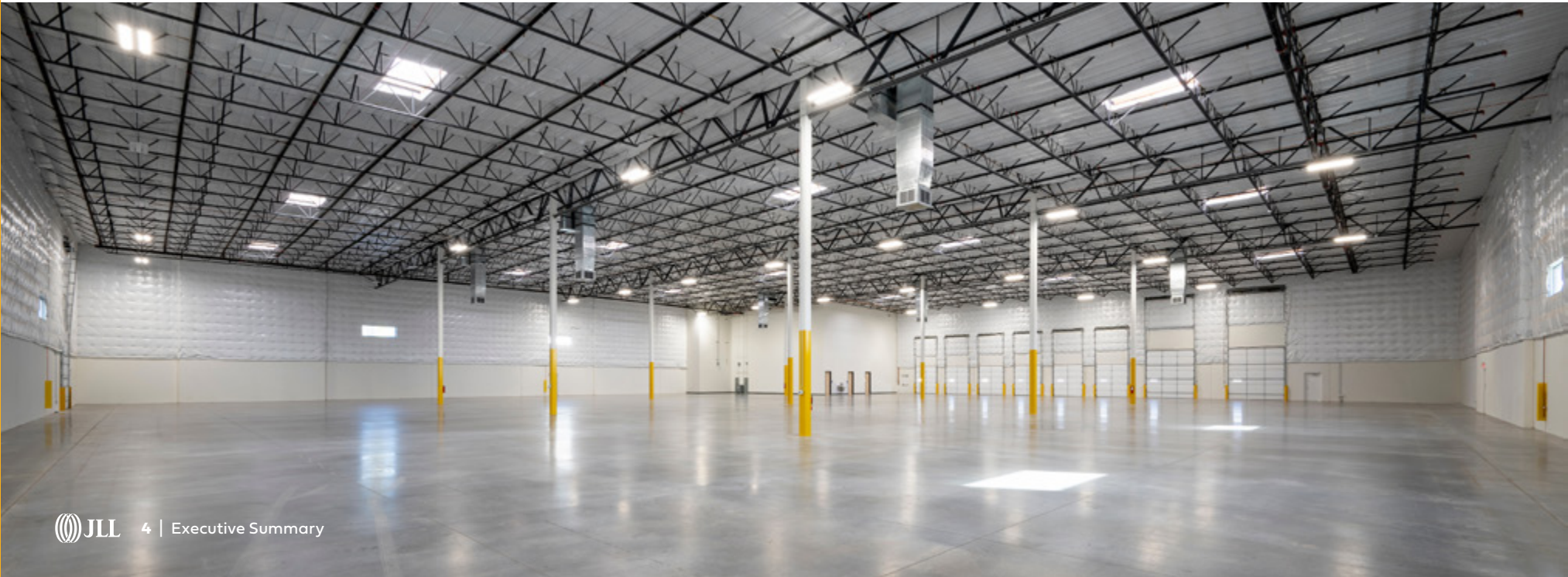
- Leased to Kobuk Cartridges, LLC, a wholly owned subsidiary of Akima, LLC, a nationally recognized federal contractor supporting U.S. government defense, logistics, and manufacturing operations. The lease runs through October 2030 with one (1) option to renew for 3 years at Prevailing Market Rate.
- **The Tenant is investing several million dollars on building upgrades and an additional ~\$15-\$20 million worth of equipment.**

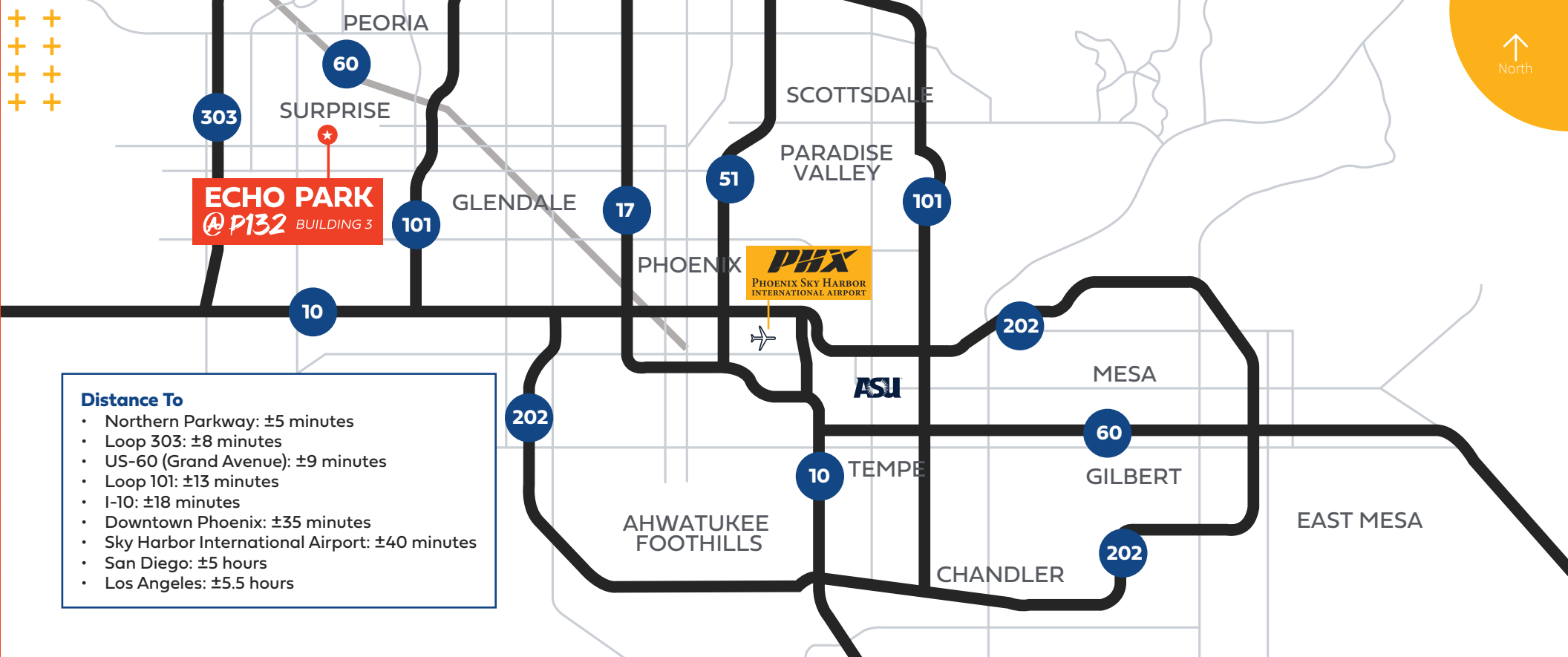
Newly Delivered, Freestanding Single-Tenant Facility With Yard

- Delivered in 2025
- Efficient shallow-bay configuration
- ±130' secured, private concrete truck court with automatic gates
- 100% HVAC
- 30' clear height
- 6 truck-well and 2 grade-level doors
- ESFR sprinkler system (25.2 K-Factor)
- Tilt-wall construction

Strategic West Valley Location

- Situated near Loop 303, Loop 101, and Northern Parkway, the Property benefits from exceptional regional access and connectivity to the Valley's largest labor pools. The surrounding area is anchored by major operations for Amazon, Microsoft, Walmart, and other national industrial users.





Strong Labor Force

- Phoenix continues to benefit from its proximity to California and regional markets. As America's youngest major city, Phoenix boasts a modern infrastructure. Its intuitive navigation and exceptional highway network has been a significant driver of many e-commerce, food and beverage, manufacturing, and third-party logistics companies decision to locate here.
- Phoenix is home to the nation's largest public university, Arizona State, with a combined 194,000 student population between its four campuses, providing a stable source of highly skilled labor to the metro area.
- Arizona set a new job creation record in 2025, with Arizona companies committing to create 24,285 new jobs and investing over \$31 billion in local communities.

Phoenix Market Overview

- Phoenix is the fifth largest city in the United States and anchors the nation's 10th largest metropolitan area, with 5.1 million residents. Metro Phoenix is expecting a population of 6.4 million by 2040, a 20% increase from 2023.
- Phoenix's educated and diverse labor pool, strategic location, low taxes, and excellent weather have catalysed a rapid expansion in population and employment growth. As the exodus from California and other expensive coastal metros accelerates, Phoenix should continue to benefit from an influx of both companies and talent.
- Comparatively low operating costs - Competitive cost advantages include no Business Inventory Tax and incentive programs such as the Quality Jobs Tax Credit, Qualified Facilities Refundable Tax Credit, and the Renewable Energy Tax Investment Program (RETIP) that reward qualified companies.

Tenant Overview



Kobuk Cartridges, LLC ("Kobuk") operates as part of Akima, LLC's diverse family of companies, supporting the firm's broader portfolio of defense, aerospace, and government contracting services. Akima, LLC, headquartered in Herndon, Virginia, is an Alaska-based federal contractor and wholly owned subsidiary of NANA Regional Corporation, Inc., one of the 13 Alaska Native Corporations established under the Alaska Native Claims Settlement Act of 1971. Akima manages a portfolio of 45+ operating companies and employ approximately 10,000 professionals across 43 states and 17 countries.

Akima's mission is to enable superior outcomes for customers' missions while creating long-term value for NANA and its 14,000 Iñupiat shareholders. Through its Alaska Native Corporation (ANC) ownership structure, Akima delivers flexible, high-quality services to defense, aerospace, and civilian agencies nationwide.

Kobuk Cartridges LLC Tenant	Akima LLC Guarantor	100% Occupancy	4.7 Years Remaining Term
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"Akima is more than one company. We are a portfolio of 8(a) companies, small businesses, and other operating organizations. We take pride in being both specialized and nimble — two qualities that allow us to respond quickly to our customers' unique needs."





2,000+

Active Contracts
& Task Orders

10,000+

Employees
Worldwide

43 / 17

States / Countries of
Operation

11,000+

Technical Credentials &
Certifications

100+

Trusted OEM Partners

#29

Washington
Technology Top 100
(2024)

19+

Federal Contract
Vehicles (GWACs /
IDIQs)

50%+

Employees Hold U.S.
Government Security
Clearances

24/7

Mission Support
Coverage

15,000+

Iñupiat Shareholders
(via NANA Regional
Corporation)

Trusted Federal Services Provider

Akima serves an extensive roster of federal customers—including the United States Air Force, United States Army, NASA and the Department of Homeland Security—by leveraging its portfolio of operating companies and contract vehicles. Its contract-vehicle footprint includes large IDIQs and GWACs (such as CIO-CS and 8(a) STARS III) that enable rapid access to mission support, IT modernization, logistics, construction and aerospace services.

Certifications

Akima maintains rigorous quality and compliance standards across its operating subsidiaries:

- **ISO 9001:2015** – Quality Management
- **CMMI Level 3** – Services & Development
- **ISO 27001** – Information Security Management
- **AS9100 / AS9110** – Aerospace Quality



100+ Partnerships

Technology and industry partnerships enabling tailored, best-fit solutions for federal customers



Industry Leader

In 2024, Akima ranked **#29** on Washington Technology's **Top 100 Government Contractors** list



Founded in 1995

With nearly **30 years** of experience, Akima provides mission-critical support to U.S. government agencies



10,000+ Employees

A global workforce delivering services across **43 states** and **17 countries**



Core Capabilities



Akima's integrated capabilities enable it to deliver end-to-end mission support across virtually every aspect of federal operations. Through its portfolio of specialized subsidiaries, the company combines the agility of small-business execution with the scale and stability of a multi-billion-dollar enterprise. This structure allows Akima to respond quickly to evolving agency needs—whether providing base operations support, advanced IT modernization, or complex systems engineering—while maintaining consistent quality and compliance across all service lines.



Facilities & Ground Logistics

Provides federal agencies with single-source facilities management, base operations, maintenance, and logistics support to keep mission-critical installations running 24/7



Information Technology

Delivers full-spectrum IT, cybersecurity, AI/ analytics, and enterprise services to help government customers scale, innovate, and secure their operations



Aerospace Solutions

Offers mission-ready aerospace supply chain maintenance, depot, and logistics services for high-security aviation operations



Protective Services

Strengthens national security by providing law enforcement, physical security, and facility protection services to federal clients



Advanced Training & Readiness

Supports defense and federal missions with training, readiness, and preparatory services to meet evolving operational demands



Systems Engineering

Delivers advanced integration, C5ISR, and technical solutions to support defense missions land, sea, and space



Mission Support

Offers staffing, intelligence analysis, records management, and administrative services to optimize agency programs and mission execution



Furniture, Fixtures & Equipment

Provides turnkey facility outfitting and transition services — from design and procurement to installation — for government spaces



Construction

Specializes in design-build, renovation, and infrastructure projects of all sizes for federal clients, supporting mission-critical facility delivery

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