



BAE SYSTEMS

FEE SIMPLE, NNN LEASED DEFENSE FACILITY

200 INDUSTRIAL RD., ELGIN, OK 73538



OFFERED

EXCLUSIVELY BY

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EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Newmark Robinson Park is pleased to present the opportunity to purchase this 100% occupied industrial facility located at 200 Industrial Rd., Elgin, Oklahoma. The property is located approximately 15 miles from Ft. Sill, which serves as the home of the US Army Field Artillery School and the US Army Air Defense Artillery School. It is also one of the four locations for Army Basic Combat Training. The tenant, BAE Systems Land & Armaments, works closely with the experienced artillery workforce at Ft. Sill. The BAE Systems Elgin, Oklahoma facility is the final assembly location for the M109 Self-Propelled Howitzer family of vehicles. The Elgin facility provides a great opportunity for BAE Systems to work even closer with the US Army Artillery Center of Excellence and local industry in the Elgin-Lawton area.¹ The vehicles assembled at this location are live fired at Fort Sill's testing areas.

1-www.baesystems.com/Elgin Fact Sheet



DETAILS

Building Size	83,835 SF
Tenant	BAE Systems Land & Armaments
NOI	\$1,388,040.00
Market	Elgin/Lawton

LEASE SUMMARY

Lease Rate	\$16.56/SF/YR (NNN)	Lease Expiration	08/31/2029
Annual Rent	\$1,388,040.00	Renewal Options	(3) 60-month options
Annual Rent Escalations	2%*	Notice Period	6 months
Lease Commencement	9/01/2019	Renewal Terms	Previous year's rent increased by CPI

*Starting 9/1/22

PROPERTY HIGHLIGHTS



Stable Occupancy



Build to Suit



Global Defense
Tenant



Secured Facility



Highway Frontage



2018 Construction

PROPERTY DETAILS

Property Type	Industrial	Warehouse Clear Height	32' - 50'
Total SF	83,835 SF	Dock High Doors	(2) 9' x 10' (1) 12' x 2'
Land Area	6.98 Acres±	Overhead Doors	(4) 18' x 18' (9) 18' x 16' (2) 6' x 16'
Year Built	2010 & 2018	Construction Type	Metal
Market	Lawton	Roof	Metal
Submarket	Ft. Sill	Roof Age	2010 & 2018
Zoning	Industrial		

BAE SYSTEMS

BAE Systems, Inc. is the US subsidiary of BAE Systems plc, which is one of the world's leading global defense, security and aerospace companies with 85,800 employees in over 40 countries. They provide support and service solutions for current and future defense, intelligence, and civilian systems systems; designs, develops and manufactures a wide range of electronic systems and subsystems for both military and commercial applications; produces specialized security and protection products; and designs, develops, produces, and provides service support of armored combat vehicles, artillery systems, and munitions.²BAE Systems Platforms & Services is a wholly owned subsidiary of BAE Systems Inc. and is a leading provider of tracked and wheeled armored combat vehicles, naval guns, naval ship repair and modernization, artillery and missile launching systems, advanced precision strike munitions and ordnance, and other technologies for U.S. and international customers. It is the largest such company in the world.³ Their United States headquarters are located in Falls Church, Virginia. In 2018, BAE Systems added approximately 52,000 square feet to their location in Elgin, which included a paint facility, high bay area and additional office space.

OTCMKTS:BAESF

²-<https://www.baesystems.com/en-us/our-company>

³ - https://en.wikipedia.org/wiki/BAE_Systems_Platforms_%26_Services



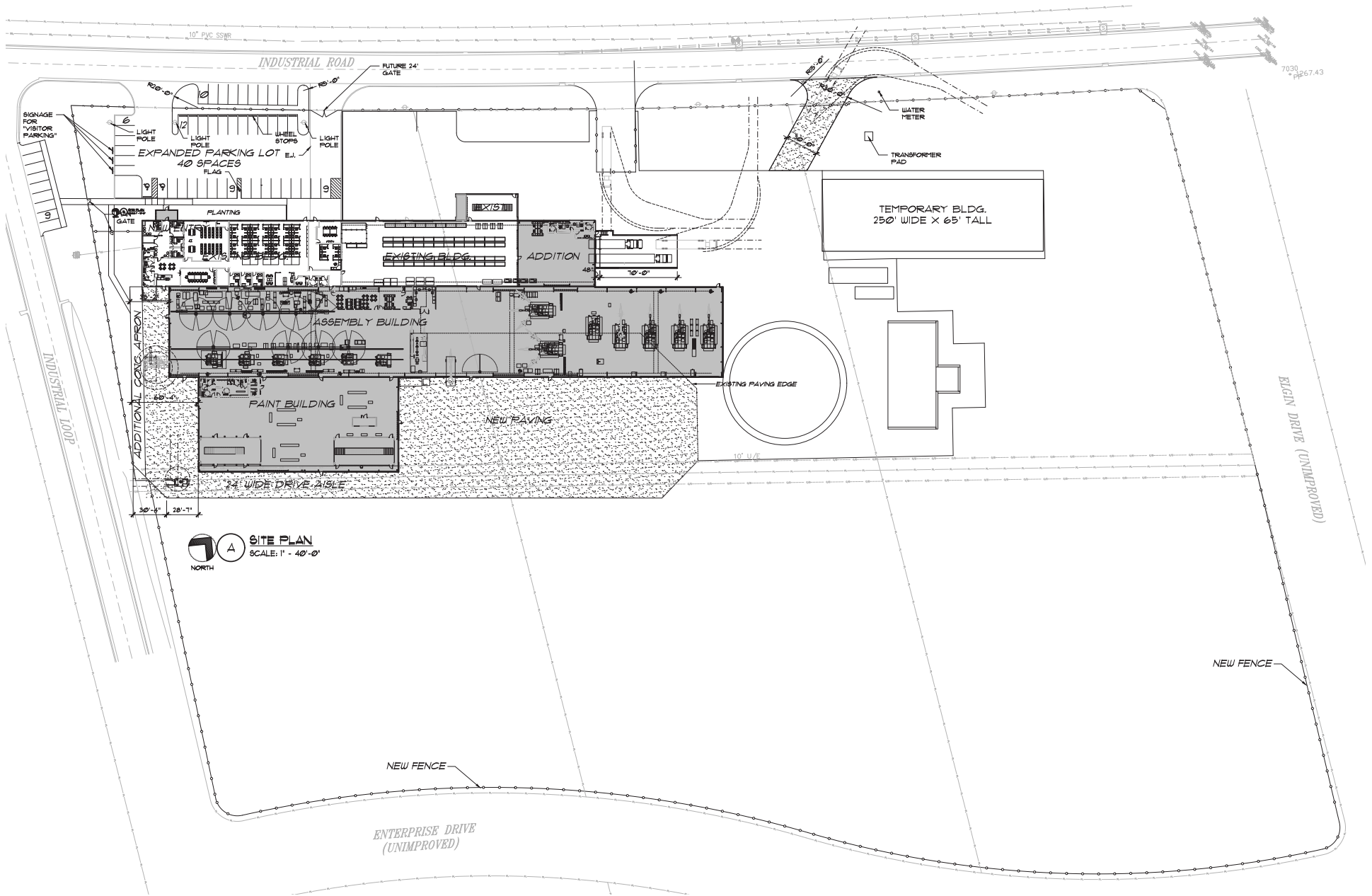


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PROPERTY OVERVIEW



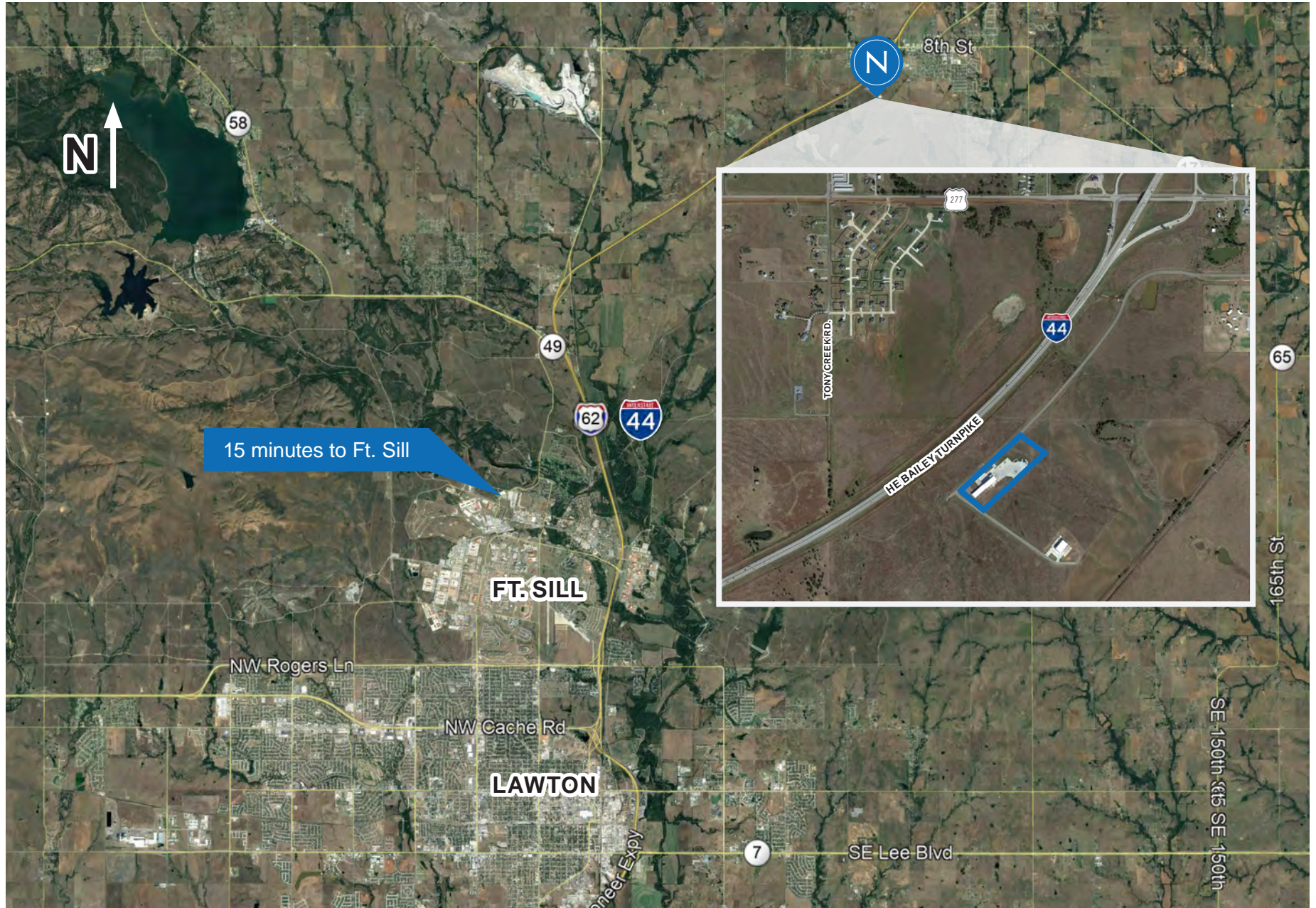
SITE PLAN



LOCATION



LOCATION





BAE SYSTEMS

FINANCIAL REVIEW

RENT ROLL

200 Industrial Rd.									
Tenant	Square Feet	Lease Term		Rental Rates			Recovery Type	Renewal Options	Renewal Terms
		Begin	End	PSF	Monthly	Annually			
BAE	83,835 SF	9/01/2019	8/31/2020	\$15.60	\$108,998.00	\$1,307,976.00	NNN		
	83,835 SF	9/01/2020	8/31/2021	\$15.60	\$108,998.00	\$1,307,976.00	NNN		
	83,835 SF	9/01/2021	8/31/2022	\$15.60	\$108,998.00	\$1,307,976.00	NNN		
	83,835 SF	9/01/2022	8/31/2023	\$15.91	\$111,178.00	\$1,334,136.00	NNN		
	83,835 SF	9/01/2023	8/31/2024	\$16.23	\$113,402.00	\$1,360,824.00	NNN		
	83,835 SF	9/31/2024	8/31/2025	\$16.56	\$115,670.00	\$1,388,040.00	NNN		
	83,835 SF	9/01/2025	8/31/2026	\$16.89	\$117,985.00	\$1,415,820.00	NNN		
	83,835 SF	9/1/2026	8/31/2027	\$17.23	\$120,345.00	\$1,444,140.00	NNN		
	83,835 SF	9/1/2027	8/31/2028	\$17.57	\$122,750.00	\$1,473,000.00	NNN		
	83,835 SF	9/1/2028	8/31/2029	\$17.92	\$125,205.00	\$1,502,460.00	NNN	(3) 5-year	Previous year's rent increased by CPI

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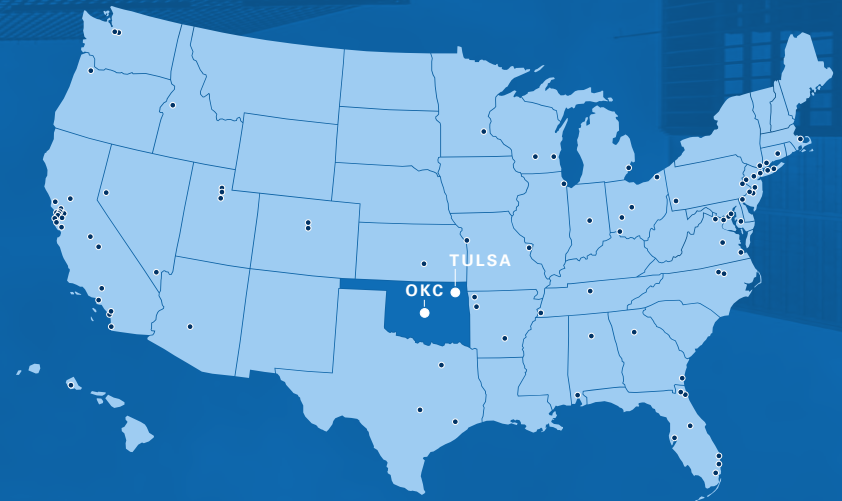
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480 OFFICES WORLDWIDE
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