



Offering Memorandum

West Park Loop

Lockheed Martin/Aleta Technologies

133 A/B and 145 West Park Loop
Huntsville, Alabama 35806





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Executive Summary

Investment Highlights

Strategically positioned in the heart of the Huntsville, Alabama MSA, 133 & 145 West Park Loop present an exceptional investment opportunity within one of the nation's fastest growing defense and technology markets. These three buildings—combine high-quality office space with functional high-bay integration areas—are ideally located just minutes from Cummings Research Park, the second largest research park in the United States, and Redstone Arsenal, a primary center for federal agencies and defense contractors.

Designed to accommodate a wide spectrum of advanced technology, engineering, and defense-oriented users, the properties offer a compelling blend of modern office environments and high-bay areas equipped with loading infrastructure. This versatility positions the assets to attract and retain high-caliber tenants while benefiting from the sustained economic momentum of the Huntsville region.

Property Highlights

- Three (3) total buildings on 2 parcels
- 100% leased
- Each has a mix of office, warehouse and production/assembly space
- Parking areas for each property
- Brick and metal façade exteriors
- Situated in West Park, a small industrial loop just off University Drive/Hwy 72
- Located just northwest of Cummings Research Park
- One (1) mile from Research Park Boulevard, 3.5 miles from I-565 and Gate 9 on Redstone Arsenal
- Minutes from Westside Center, MidCity District, Village of Providence and Bridge Street Town Centre

Investment Summary

West Park Loop: 38,800 SF

Sale Price	Cap Rate	\$/SF	Total Rental Income	Total Expense	Net Operating Income
\$5,675,000	7.0%	\$146.26	\$493,519	\$96,366	\$397,153

Call for Offers Date To Be Determined



Neighborhood Aerial



Legend

- | | | |
|--------------------------------|-----------------------------------|--------------------------|
| ★ Subject Property | ● 150 West Park Loop | ● Banks Industries |
| ● Huntsville Christian Academy | ● Cook's Pest Control | ● CubeSmart Self Storage |
| ● Simple Helix | ● National Scale | ● EWA Warrior Services |
| ● Colsa Corporation | ● AZ Technology | ● stayAPT Suites |
| ● Lockheed Martin | ● Colsa Solutions, FCA Properties | ● Hyatt Studios |

Property Profile

Offering Memorandum
West Park Loop



Terms of Sale

Ownership Entity

- Blue Springs Safety Storage South, LLC

Interest Offered

- 100 percent fee simple

Sale Price: \$5,675,000

- Call for offers date to be determined

Offering Procedure

- Seller and agent will assess the qualifications of any party submitting a nonbinding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the buyer to complete the transaction.

Guided Property Tours

- Property inspections will be made by appointment only and arranged through Colliers Huntsville. Inquiries should be directed to:

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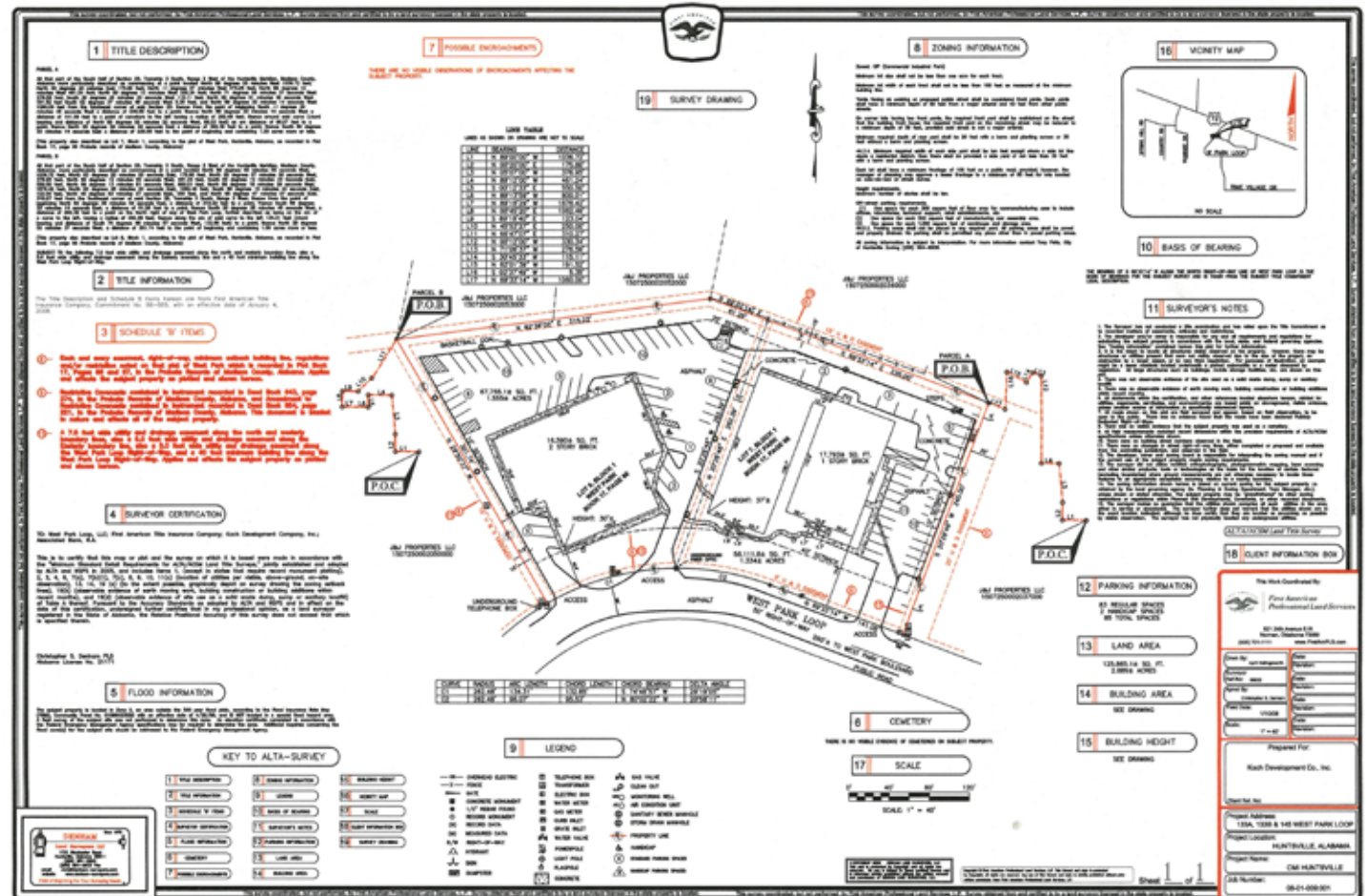
Data Summary



Asset Profile

Property Address	133 A/B and 145 West Park Loop, Huntsville, Alabama 35806
Tenants	Lockheed Martin Aleta Technologies
Year Built/Renovated	1985/2004
Combined Building Area	38,800 SF <ul style="list-style-type: none">• 133 A/B West Park Loop: 17,800 SF• 145 West Park Loop: 21,000 SF
Total Site Area (acres)	2.89 acres
Occupancy	100%
Buildings	Three <ul style="list-style-type: none">• 133 A/B: Lockheed Martin• 145: Aleta Technologies
Construction	<ul style="list-style-type: none">• Reinforced concrete• Masonry• Brick on masonry and corrugated metal
Zoning	CIP (Commercial Industrial Park)
Parking Spaces (Ratio)	90 spaces (2.32/1,000 SF)
HVAC	Pad mounted condensing units
Fire Protection	Sprinkler system
133 A/B West Park Loop	One story: office/warehouse buildings
145 West Park Loop	Two story: office building and high-bay
Parcel Numbers	15-07-25-0-002-051.000 15-07-25-0-002-038.000

Survey

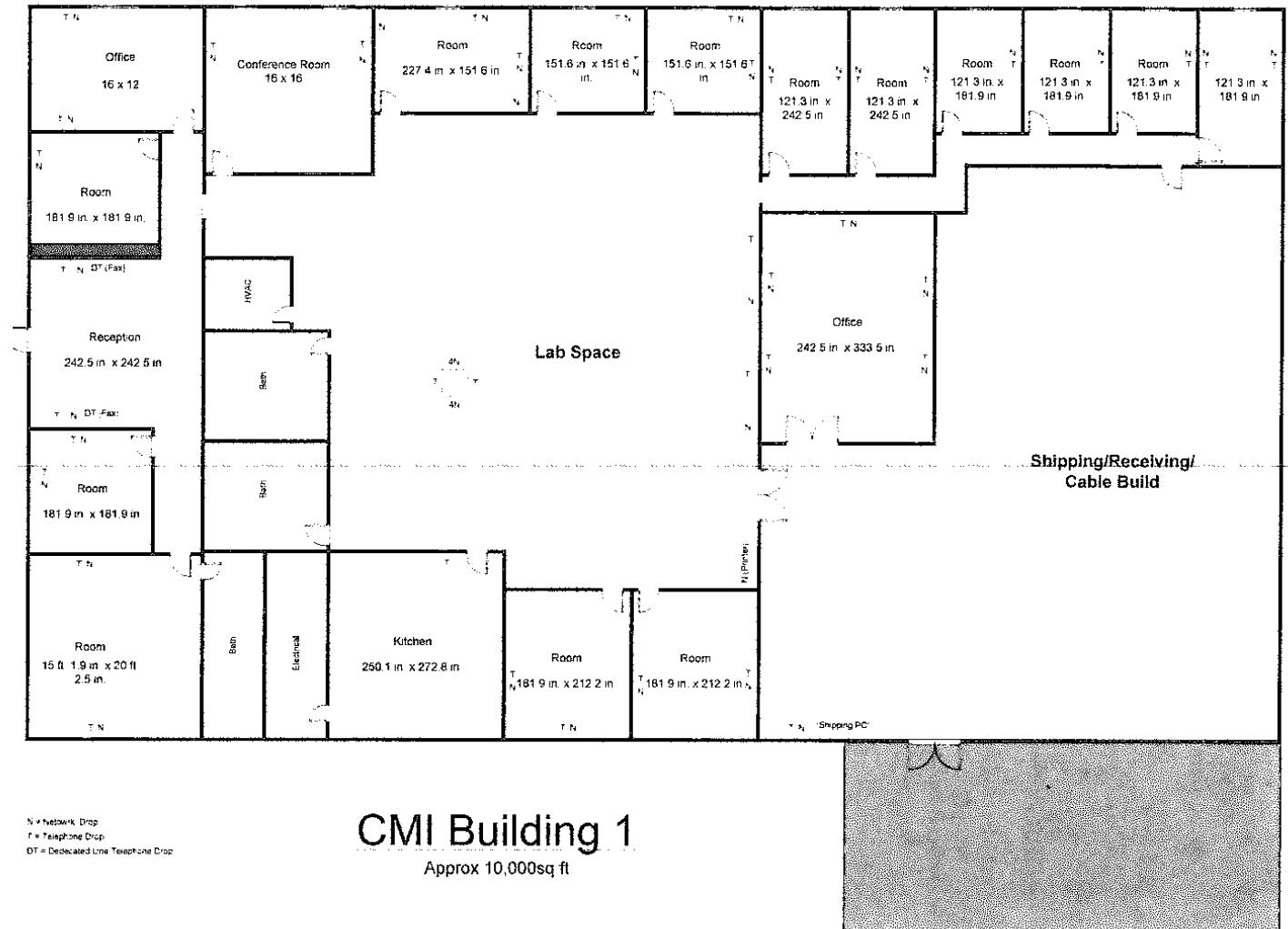


View Document

Floor Plan

133 A West Park Loop

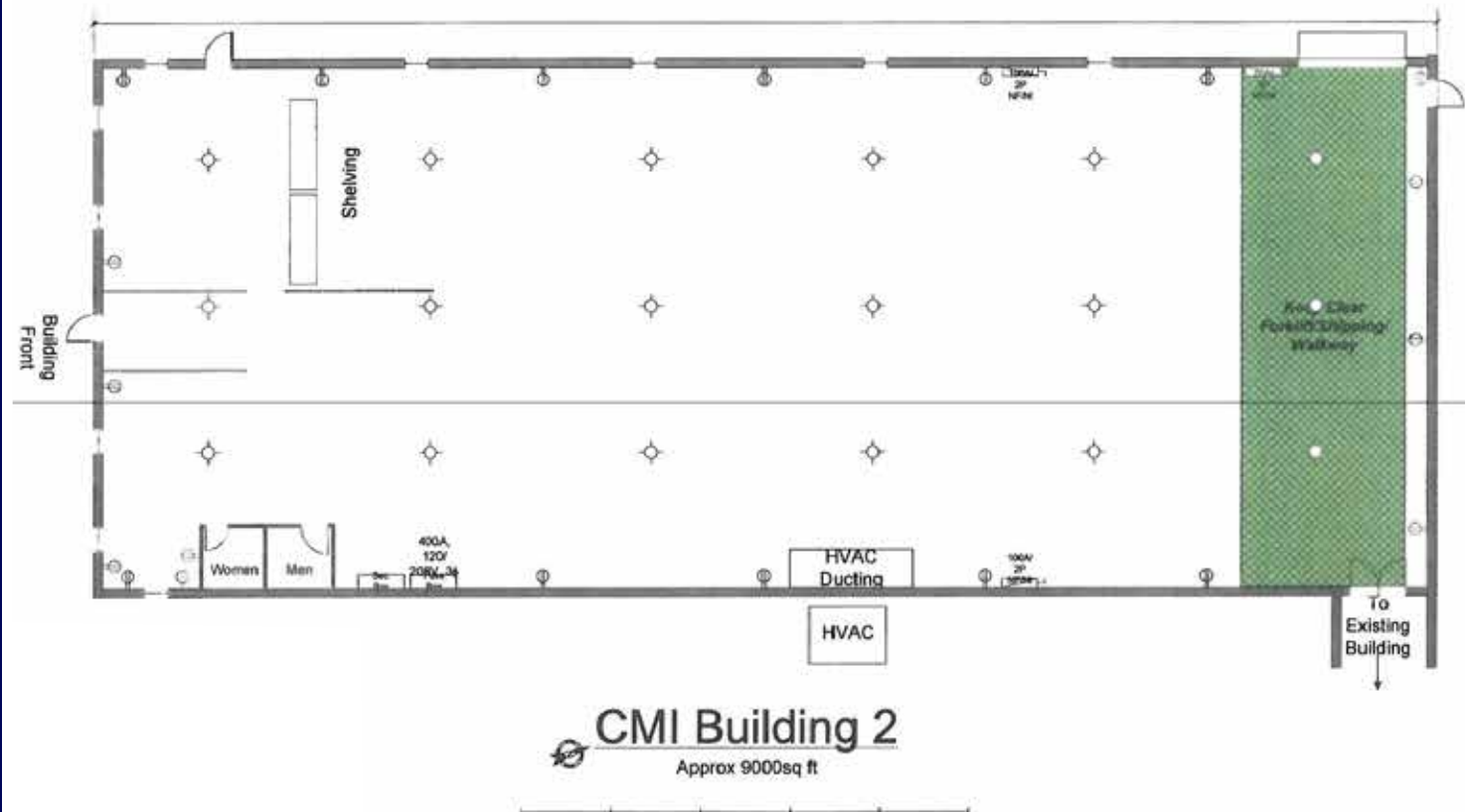
 View Floor Plans



Floor Plan

133 B West Park Loop

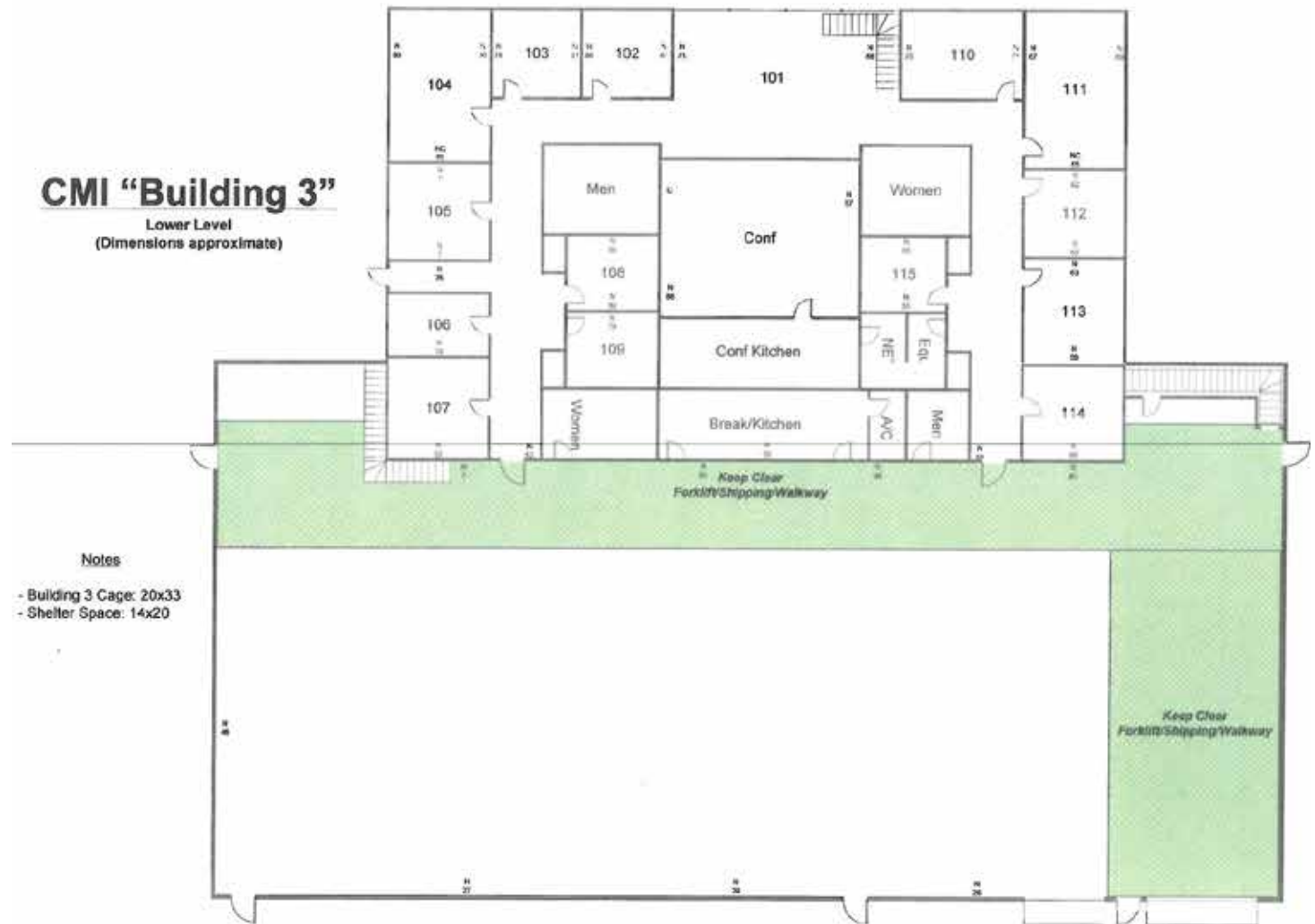
 View Floor Plans



Floor Plan

145 West Park Loop

 View Floor Plans



Tenant Summary

Offering Memorandum
West Park Loop



Tenant Information

Lockheed Martin Corporation

Tenant Overview

Property Address	133 A/B West Park Loop, Huntsville, Alabama 35806
Property Type	Office warehouse
Rentable Square Feet	17,800
Tenant	Lockheed Martin Corporation
2025 Revenue	\$72 Billion
Lease Guarantor	Lockheed Martin Corporation
Credit Rating	A
Rating Agency	Standard & Poors
Stock Symbol	LMT
Board	NYSE

Lease Terms

Lease Expiration Date	12/31/2026
Lease Term Remaining (as of 1/1/26)	12 Months
Lease Type	Gross
Roof and Structure	Landlord Responsible
Net Operating Income	\$182,214
Options to Renew	Two Year
Options to Purchase	None
First Right of Refusal	None



Lockheed Martin is a global aerospace, defense, security, and advanced technology company. Their work focuses primarily on national defense and space technologies.

Core Areas

1. Aeronautics
 - Fighter jets (e.g., F-35 Lightning II, F-22 Raptor)
 - Military transport aircraft
 - Stealth and next-gen aircraft programs
2. Missiles and Fire Control
 - Missile systems, precision weapons, air defense systems
 - Fire control systems and targeting technologies
3. Rotary and Mission Systems
 - Naval systems (ships, radar, sonar)
 - Cybersecurity, sensors, and communications
4. Space
 - Satellites (commercial and government)
 - Space exploration technology
 - Space situational awareness

Tenant Information

Aleta Technologies, Inc.

Tenant Overview

Property Address	145 West Park Loop, Huntsville, Alabama 35806
Property Type	Office warehouse
Rentable Square Feet	21,000
Tenant	Aleta Technologies, Inc.
2024 Revenue	\$1.5 Billion
Lease Guarantor	Aleta Technologies, Inc.
Privately Held	Jay Kurowsky

Lease Terms

Lease Expiration Date	11/30/29
Lease Term Remaining (as of 1/1/26)	47 Months
Lease Type	Gross
Roof and Structure	Landlord Responsible
Net Operating Income	\$214,939
Options to Renew	None
Options to Purchase	None
First Right of Refusal	None

*TT has termination right with 30 day notice on 12/31/27



Aleta Technologies is a cybersecurity and IT services company that specializes in both traditional information technology (IT) and operational technology (OT), providing cyber solutions for government, Department of Defense, and commercial clients. The company's staff are experts in system and software engineering, with experience in both protecting and attacking systems, and have also contributed to writing portions of Department of Defense regulations and policy.

Core Services: Aleta provides a range of cybersecurity services, including risk assessments, security architecture design, and incident response for both IT and OT systems like industrial control systems and SCADA networks.

Expertise: The company's staff possess a deep understanding of IT and OT systems, are skilled in system and software engineering, and have experience in both defensive and offensive cybersecurity.

Clientele: Aleta serves the Department of Defense (DoD), other government customers, and commercial corporations.

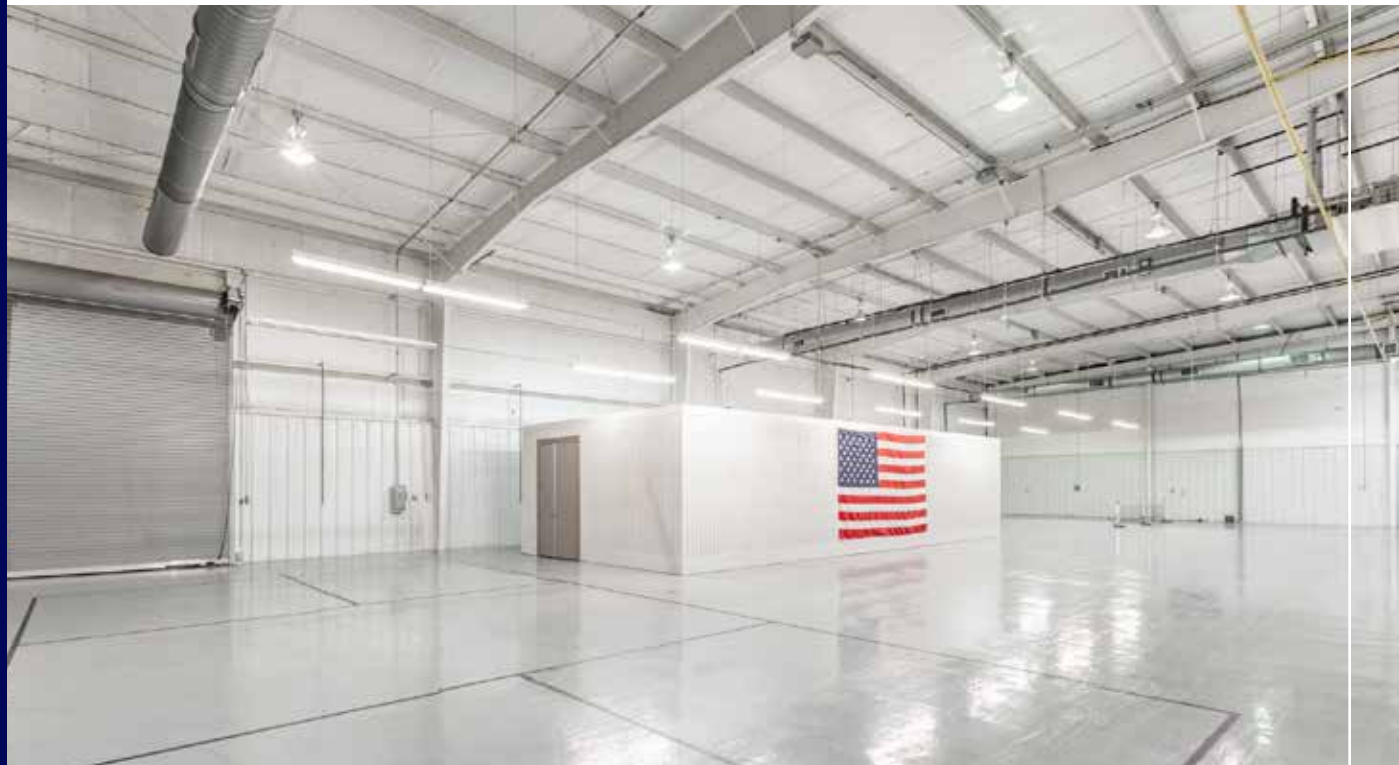
Company Values: The company emphasizes integrity, superior service, and respect for employees, with its name coming from the Greek word for "truth".

Recognition: Aleta Technologies has been recognized for its growth, ranking #981 on the Inc. 5000 list in 2020.

Location **Aerial**



Financial Analysis



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Financial Analysis

Analysis Start Date: 1/1/2026

Tenant	Sq. Feet	Pro Rata	Lease Exp	\$/Sq. Ft	Base Rent	Taxes	Ins	CAM	Recover Income	Total Income
Lockheed Martin	17,800	45.88%	12/31/26	\$13.00	\$231,338	\$0	\$0	\$0	\$0	\$231,338
Aleta	21,000	54.12%	11/30/29	\$12.48	\$262,181	\$0	\$0	\$0	\$0	\$262,181
Total	38,800	100.00%		\$12.72	\$493,519	\$0	\$0	\$0	\$0	\$493,519

Valuation		\$ / SF	CAP
Purchase Price	\$5,675,000	\$146.26	7.0%

Actual	
Total Rental Income	\$493,519

Lease Abstract	
Lockheed Martin	
8/1/25 - 7/31/26	\$19,040.16/MO
8/1/26 - 12/31/26	\$19,611.36/MO
OPT #1 1/1/27 - 12/31/27	\$20,003.59/MO
OPT #2 1/1/28 - 12/31/28	\$21,003.77/MO
Option Notice Required 6 months prior to lease expiration	

Operating Expenses:	\$/SF	Annually
CAM	\$0.49	\$18,910
Taxes	\$1.09	\$42,320
Management Fee	\$0.32	\$12,500
Insurance	\$0.58	\$22,636
Total Operating Expenses	\$2.48	\$96,366
Net Operating Income		\$397,153

Aleta	
12/1/25 - 11/30/26	\$21,848.40/MO
12/1/26 - 11/30/27	\$22,285.37/MO
TT has a termination right on 12/31/27 with a 30 notice and a \$20,000 penalty	
12/1/27 - 11/30/28	\$22,731.07/MO
12/1/28 - 11/30/29	\$23,185.70/MO



Market Profile

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Huntsville, Alabama Highlights

The Huntsville, Alabama region has emerged as a significant hub of growth and innovation in the southeastern United States. Widely known as the “Rocket City,” the area is anchored by continual industry expansions in defense, aerospace, life sciences, information technology and advanced manufacturing. Between 2020 and mid 2025, the City of Huntsville grew from approximately 215,000 residents to an estimated 249,100 — a gain of about 15.9%. The broader region serves as a primary economic driver for North Alabama and is supported by a population reaching roughly 1.3 million across a 16 county area. The employment base illustrates this momentum.

The industrial ecosystem remains concentrated around aerospace and defense, IT and advanced manufacturing—built on the presence of Redstone Arsenal (consisting of 50 federal agencies including NASA Marshall Space Flight Center), Mazda Toyota Manufacturing, Boeing, Northrop Grumman, Blue Origin and a highly educated workforce. The region is noted for having one of the highest per capita concentrations of engineers in the U.S. These structural advantages support real estate investment that captures long-term occupier demand and infrastructure driven growth.

Quality of life and physical infrastructure round out the value proposition for investors. The urban metropolitan area offers a rich array of amenities including a robust greenway and park system, a vibrant downtown cultural scene anchored by the Huntsville Museum of Art and the Von Braun Center, and a growing culinary and entertainment district, including MidCity. Educational assets are strong, with the University of Alabama in Huntsville, Alabama A&M University, and Calhoun Community College offering STEM driven academic options and workforce pipelines. These factors, combined with the region’s upward trajectory, create a compelling landscape for commercial real estate investment in both core assets and strategic redevelopment opportunities.





MILES FROM HUNTSVILLE TO

97

BIRMINGHAM

102

CHATTANOOGA

112

NASHVILLE

155

TUSCALOOSA

180

ATLANTA

192

MONTGOMERY

208

MEMPHIS

211

KNOXVILLE

285

LOUISVILLE

336

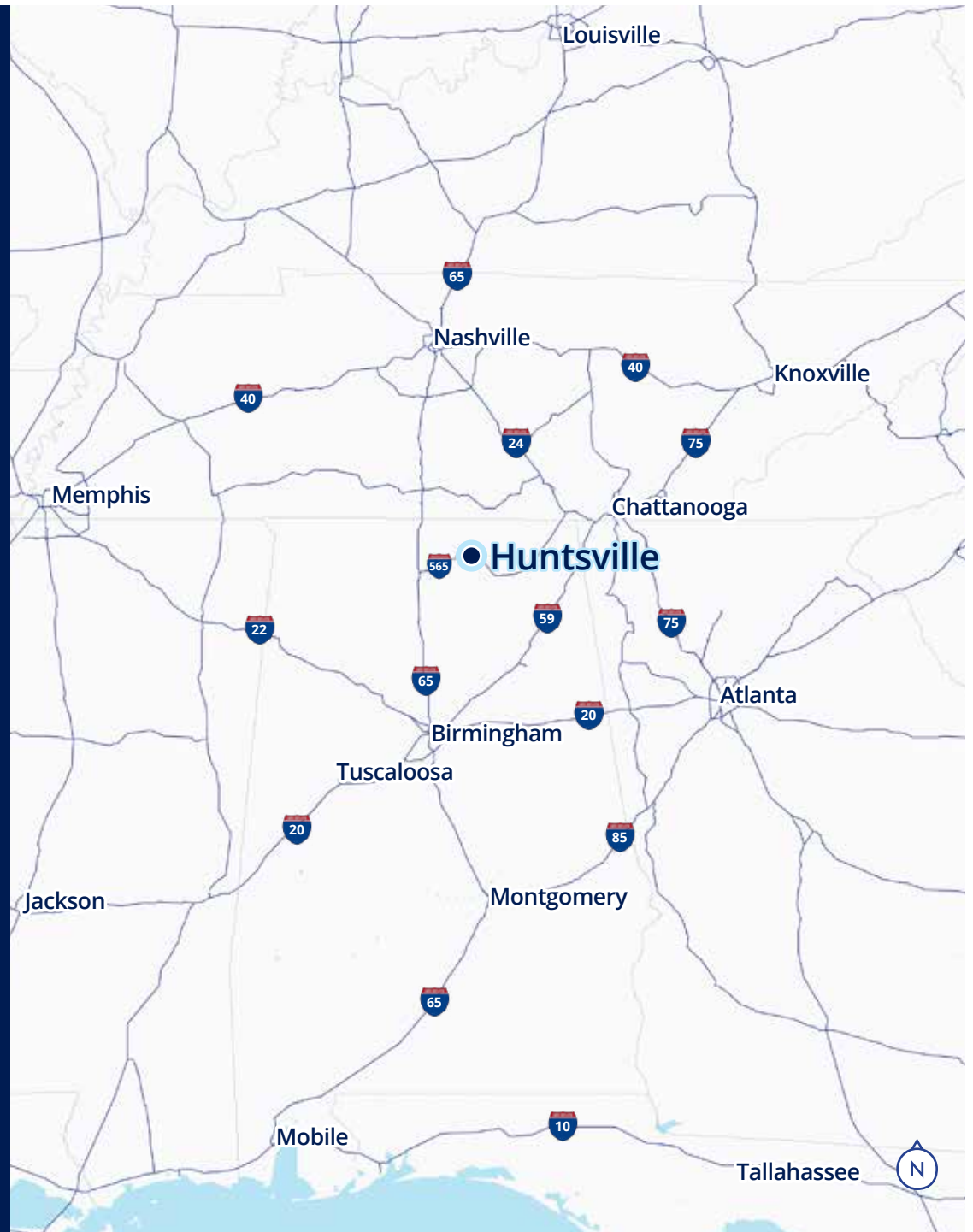
JACKSON

355

MOBILE

394

TALLAHASSEE



A key pillar of Huntsville's innovation ecosystem is Cummings Research Park (CRP). Established in 1962 and now spanning approximately 3,843 acres, CRP is the second-largest research park in the United States and among the largest globally. Home to more than 300 companies, roughly 30,000 employees and more than 12,000 students, CRP blends Fortune 500 firms, government agencies, research institutions and higher-education partners into a dynamic hub of R&D, engineering and advanced manufacturing. CRP is micro-zoned for research and development, designed to support high-tech operations and leverage Huntsville's defense-aerospace base. From mixed-use office parks and R&D campuses to retail, hospitality and residential components within the park environment, CRP represents one of the strongest locational platforms in the region—offering both occupancy stability and growth orientation for commercial real-estate stakeholders.



Major Area Employers

Company	Industry	Employees
U.S. Army/Redstone Arsenal	Government	45,500
Huntsville Hospital	Health Care	12,160
Kratos Defense & Security Solutions Inc.	Research & Development	4,000
Mazda Toyota Manufacturing USA, Inc.	Automotive, Mfg	4,000
The Boeing Company	Research & Development	3,411
Northrop Grumman Corporation	Research & Development	3,215
Huntsville City Schools	Education	3,000
Leidos	Research & Development	2,843
SAIC	Research & Development	2,746
City of Huntsville	Government	2,589
Madison County Schools	Education	2,389
University of Alabama in Huntsville	Education	2,082
Toyota Alabama	Automotive Engine, Mfg	1,994
Polaris Industries, Inc.	ATV, Mfg	1,932
Lockheed Martin Corporation	Research & Development	1,638
Crestwood Medical Center	Health Care	1,501
Blue Origin	Rocket Engine, Mfg	1,235
Alabama A&M University	Education	1,207
Amazon	Distribution Center	1,100
Sanmina/SCI	Electronics, Mfg	1,100
Redstone Federal Credit Union	Finance	1,095
Madison County Commission	Government	1,071



[View 2025 Workforce Summary Huntsville, Alabama Region](#)



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Accelerating success.

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