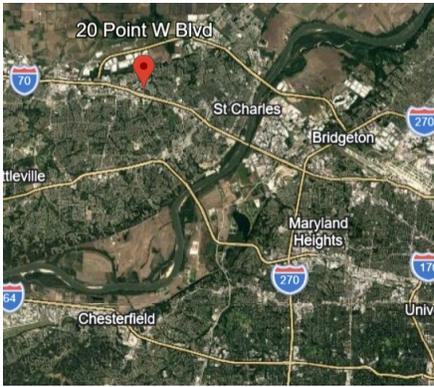
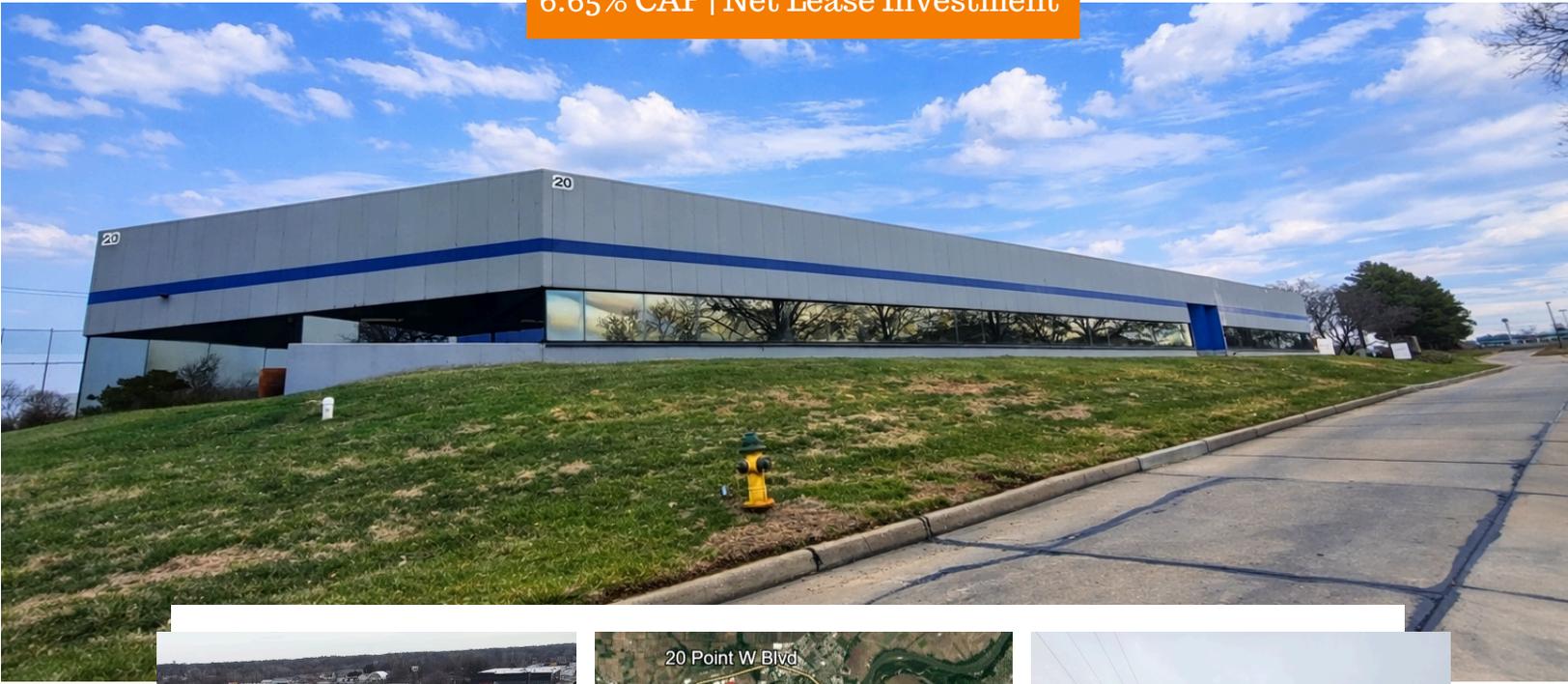


**Advanced
Manufacturing Tenant**
6.65% CAP | Net Lease Investment



20 & 28 Point W Blvd | St Charles, MO 63301
+/-35,215 SF of Premium Advanced Manufacturing Flex Space
High Credit Tenant In Place (NYSE: NOC)
<https://buildout.com/website/20PointWest>

For Sale
\$5,480,000

- Subsidiary of Northrop Grumman (NYSE: NOC) since 2002
- Mission-Critical Defense & Aerospace Operations
- Stabilized investment with an in-place Net Lease providing predictable income
- Located in a high-growth corridor attractive to advanced technology users
- Passive ownership structure with limited landlord responsibilities under Net Lease
- Specialized high-tech lab buildout supports long-term tenant stability
- Strong NOI, long term tenant with National Credit

Mark Zvibleman
mark.zvibleman@svn.com
(314)503-3344

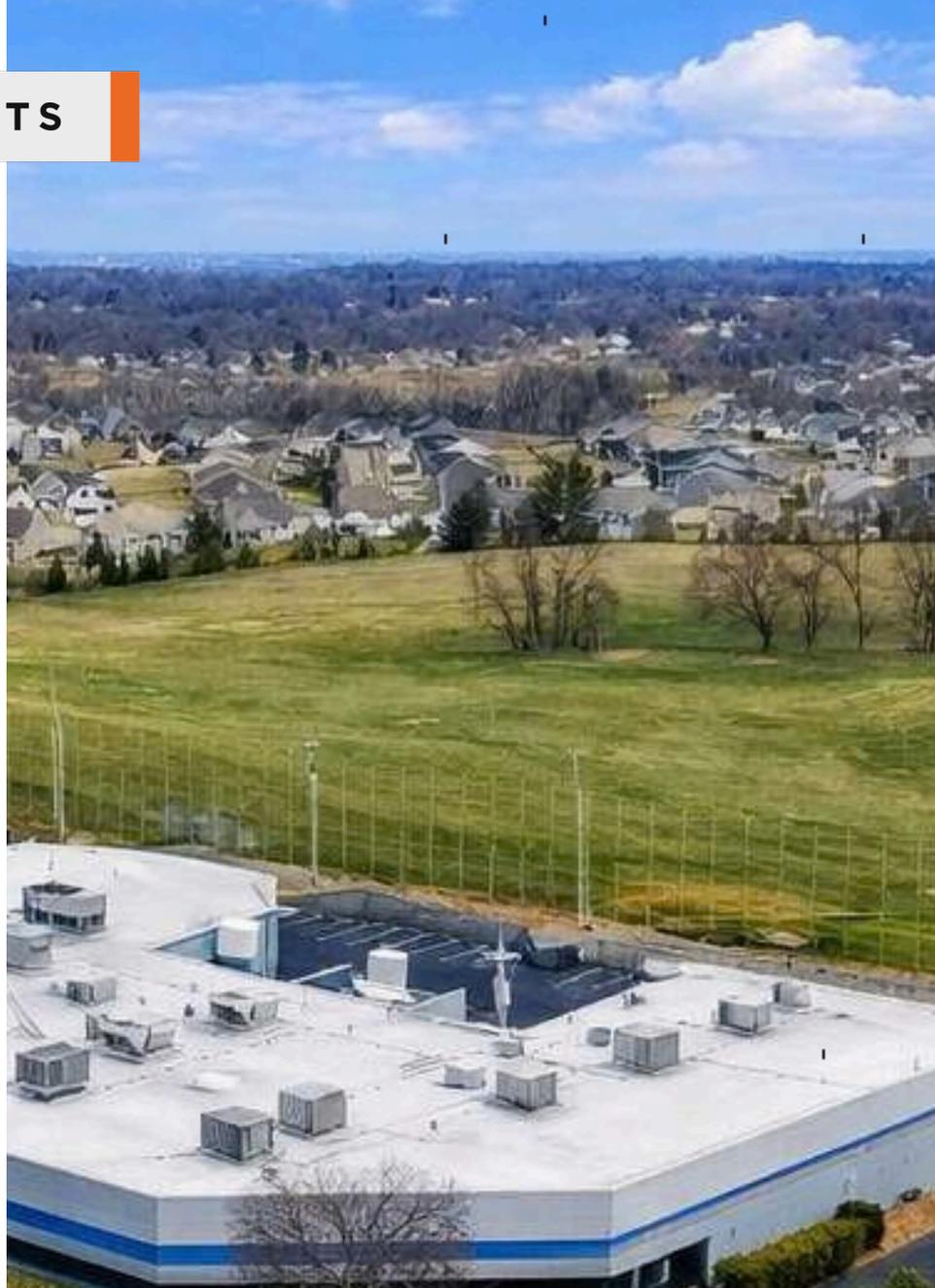
Alex Zvibleman
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Richard Lewis, Jr
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(602)327-0064

SVN | Infinity
8 The Pines Court, Unit D
St Louis MO 63141
(314)878-0303
www.SVNInfinity.com

PROPERTY HIGHLIGHTS

- Cutting Edge Optronics (Northrop Grumman subsidiary) has occupied the facility since 1986 and now utilizes the full 35,215 SF. The 90%+ specialized lab and clean room buildout makes relocation operationally difficult and cost-prohibitive due to decommissioning and re-certification needs. The tenant has also historically invested in critical HVAC infrastructure, reinforcing long-term commitment.
- Specialized High-Tech Infrastructure: Built for advanced laser/optronics manufacturing, the facility includes ISO clean rooms, HEPA HVAC systems, full temperature control, and 3200A 3-phase power. Approximately 31,952 SF is finished lab, production, and office space.
- Located in Point West Business Park with immediate I-70 access in a sub-4% vacancy submarket.



**~31,952 SF of
High-Tech Lab
Space**



**• Defense-Grade
Security
Infrastructure**



**Long-Term
Tenant with
Strong Credit**



TENANT HIGHLIGHTS

- Wholly Owned Subsidiary of Northrop Grumman
- Backed by a global aerospace & defense leader (~\$40B+ revenue) with investment-grade credit (BBB+).
- 40-Year Operating History at This Location: Continuous occupancy since 1986 demonstrates long-term operational commitment.
- Mission-Critical Manufacturing Use: Advanced laser and electro-optical production tied to defense and aerospace supply chains.
- High Relocation Barriers: Significant tenant-funded clean room and specialty HVAC infrastructure creates substantial switching costs.
- Strategic Defense Industry Presence: Embedded in national security manufacturing ecosystem with durable demand drivers.

TENANT OVERVIEW

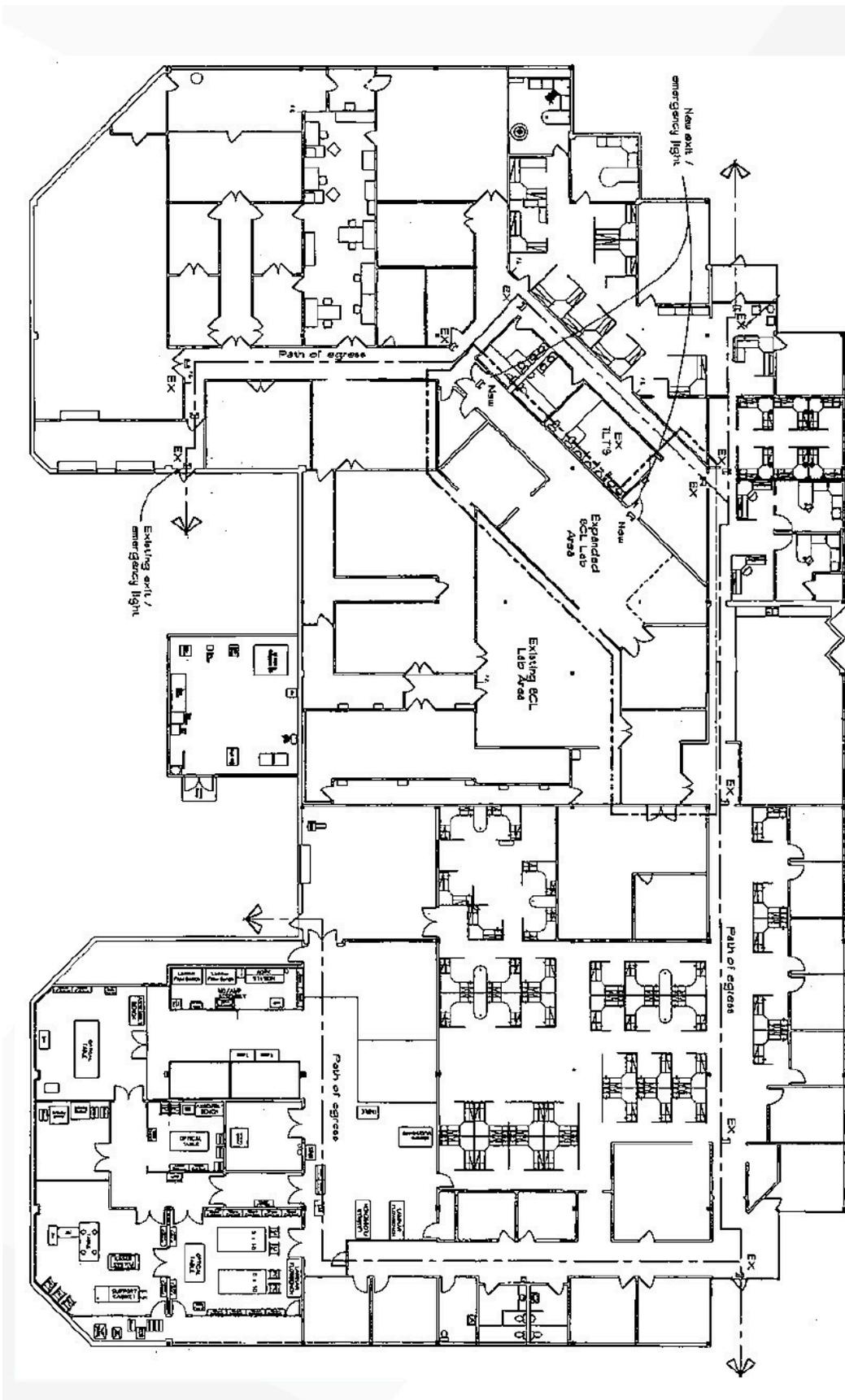
COMPANY:	Cutting Edge Optronics, subsidiary of Northrop Grumman
FOUNDED:	1992
LOCATIONS:	St. Louis
TOTAL REVENUE (2025):	\$41B
NET INCOME (2025):	Est. \$4.5B-4.9B
NET WORTH (2025):	\$65B
LEASE RATE (CURRENT):	\$11.13/NN*
HEADQUARTERS:	St. Louis
WEBSITE:	cuttingedgeoptronics.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	NOI
8.1.24 - 7.31.27	\$391,942.95		\$364,271.33
8.1.27 - 7.31.30	\$401,803.15	2.5%	\$374,131.53
8.1.30 - 7.1.33	\$412,015.50	2.5%	\$384,343.88
8.1.33 - 7.31.36	\$422,227.85	2.5%	\$394,556.23

NN*

Owner is responsible for \$27,671.62 annually; all other costs are passed directly to the tenant.



FLOOR PLAN



