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NET LEASE INVESTMENT OFFERING



LOCKHEED MARTIN CORPORATION
(AVAILABLE AS A PORTFOLIO ONLY)

750, 760, 770, 780, & 790 CENTERTON ROAD
MOUNT LAUREL, NEW JERSEY 08054 (PHILADELPHIA MSA)



EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale five properties located within the Philadelphia MSA in Mount Laurel, New Jersey. Four of which are leased to Lockheed Martin Corporation and one that is vacant. Lockheed Martin Corporation has been operating at these locations since 2003 and have exercised multiple renewal options, demonstrating their commitment to the site. The leases feature annual \$0.50/SF rental escalations and have one 3-year renewal option remaining. The current lease terms expire in late 2025 and early 2026. The tenant reimburses 100% of all operating expenses including real estate taxes, insurance, HVAC costs, and landscaping.

Each of the 79,692 square foot office properties are positioned along Centerton Road and are less than 1,000 feet from the New Jersey Turnpike (Interstate 295) which experiences 110,949 vehicles daily. There are a total of five office buildings within the park, and Lockheed Martin Corporation is the sole occupant within the campus. There are 150,747 people living within five miles of the property earning an average annual income of \$124,641. The property is also less than 20 miles east of downtown Philadelphia, PA.

Lockheed Martin Corporation is an American aerospace, defense, information security, and technology company with worldwide interests. It was formed by the merger of Lockheed Corporation with Martin Marietta in March 1995. It is headquartered in North Bethesda, Maryland, in the Washington, D.C., area. Lockheed Martin employs approximately 110,000 people worldwide as of January 2020. They are the largest government contractor for the United States of America. They are also an investment grade rated tenant (Standard & Poor's: A-).

Mount Laurel, New Jersey is the site with the largest employee base within Lockheed's world-wide RMS practice (these properties). There are approximately 6,000 Lockheed employees in New Jersey, about 80% of which occupy Mount Laurel's southern New Jersey submarket. One of their most significant products is the Aegis combat system, the primary sea-based component of the US missile defense system. This unit recently received \$1.250 Billion in modification contracts that will provide work expiring from 2024 (58%) through 2029 (42%). In addition to numerous other contracts, Mt. Laurel will be responsible for over \$77,000,000 of that work, making these properties significant for the foreseeable future. Both properties along Centerton Road are less than 3 miles from the CSEDS and MS2 facilities where the United States Navy and Lockheed work in unison on these projects. See next page for details.



NEARBY LOCKHEED MARTIN CORPORATION FACILITIES (CSEDS)

Lockheed Martin’s complex along Centerton Road is less than 3 miles from The Vice Admiral James H Doyle Combat Systems Engineering Development Site (CSEDS). Constructed in the 1950’s as an Air Force-operated radar site for ballistic missile early warning systems, the CSEDS became a Navy commissioned facility in 1977, known as the USS Rancocas. During the first years of Navy operations, construction was completed of the 122-foot-high forward deckhouse of a nuclear class cruiser. The site houses both Navy and Lockheed Martin Corporation personnel and acts as a research and development facility devoted to the AEGIS combat system, a naval air defense system capable of guarding against missile threats from land, sea, and air.

Formally commissioned as a naval vessel, the USS Rancocas is manned by US Navy sailors. It holds live equipment with combat element systems operated by Navy officers and maintained by Lockheed Martin employees. Due to the integration of the fully operational combat systems, the CSEDS allows for complete testing before being put into the sea fairing vessels.

The close interaction between the Navy and Lockheed Martin Corporation on the systems developed at CSEDS require and reinforce the close proximity of Lockheed Martin tenancy requirements.



PORTFOLIO OVERVIEW

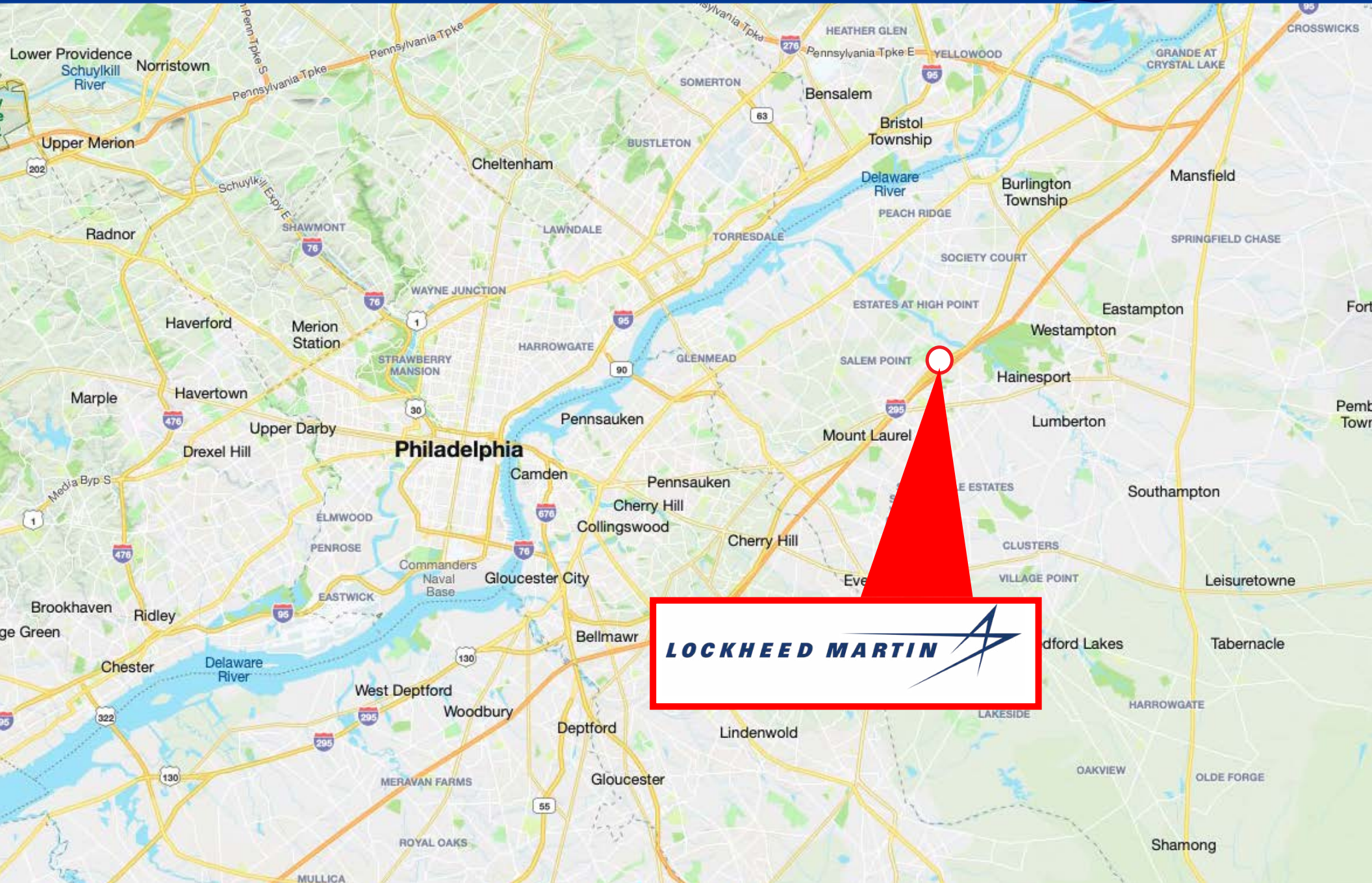
Address	Expiration Date	Rental Escalations	Building Size	Lot Size	NOI*	Cap Rate	Price	Link
750 Centerton Road	-	-	79,692 SF	18.53 AC	-	-	\$4,000,000	
760 Centerton Road	1/31/2026**	\$0.50 PSF annual	79,692 SF	6.24 AC	\$1,035,996	8.50%	\$12,188,188	View OM
770 Centerton Road	9/30/2025**	\$0.50 PSF annual	79,692 SF	8.51 AC	\$1,035,996	8.50%	\$12,188,188	View OM
780 Centerton Road	11/30/2025	\$0.50 PSF annual	79,692 SF	6.53 AC	\$1,035,996	7.80%	\$13,282,000	View OM
790 Centerton Road	10/31/2025	\$0.50 PSF annual	79,692 SF	7.25 AC	\$1,035,996	7.80%	\$13,282,000	View OM
Total:			398,460 SF	47.06 AC			\$54,940,376*	

*Can only be purchased as a portfolio containing leased buildings 760, 770 at a 8.50% cap rate, buildings 780, & 790 at a 7.80% cap rate, and vacant 750 for \$4,000,000.

**Buildings 760 & 770 have a one-time termination option in 2023. The tenant is required to give 6 months written notice plus \$500,000 & \$750,000 respectively.







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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXCLUSIVELY LISTED BY:



RANDY BLANKSTEIN
President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

The Boulder Group
3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091

www.bouldergroup.com