



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

OFFICE BUILDING FOR SALE



PRICE:
\$6.92M

TOTAL SF:
47,733

LAND AREA:
7.79 AC

**73%
LEASED:**
NNN

**STABILIZED
CAP RATE:**
7.8%

**RESEARCH PARK
530 DISCOVERY DR
HUNTSVILLE, AL 35806**

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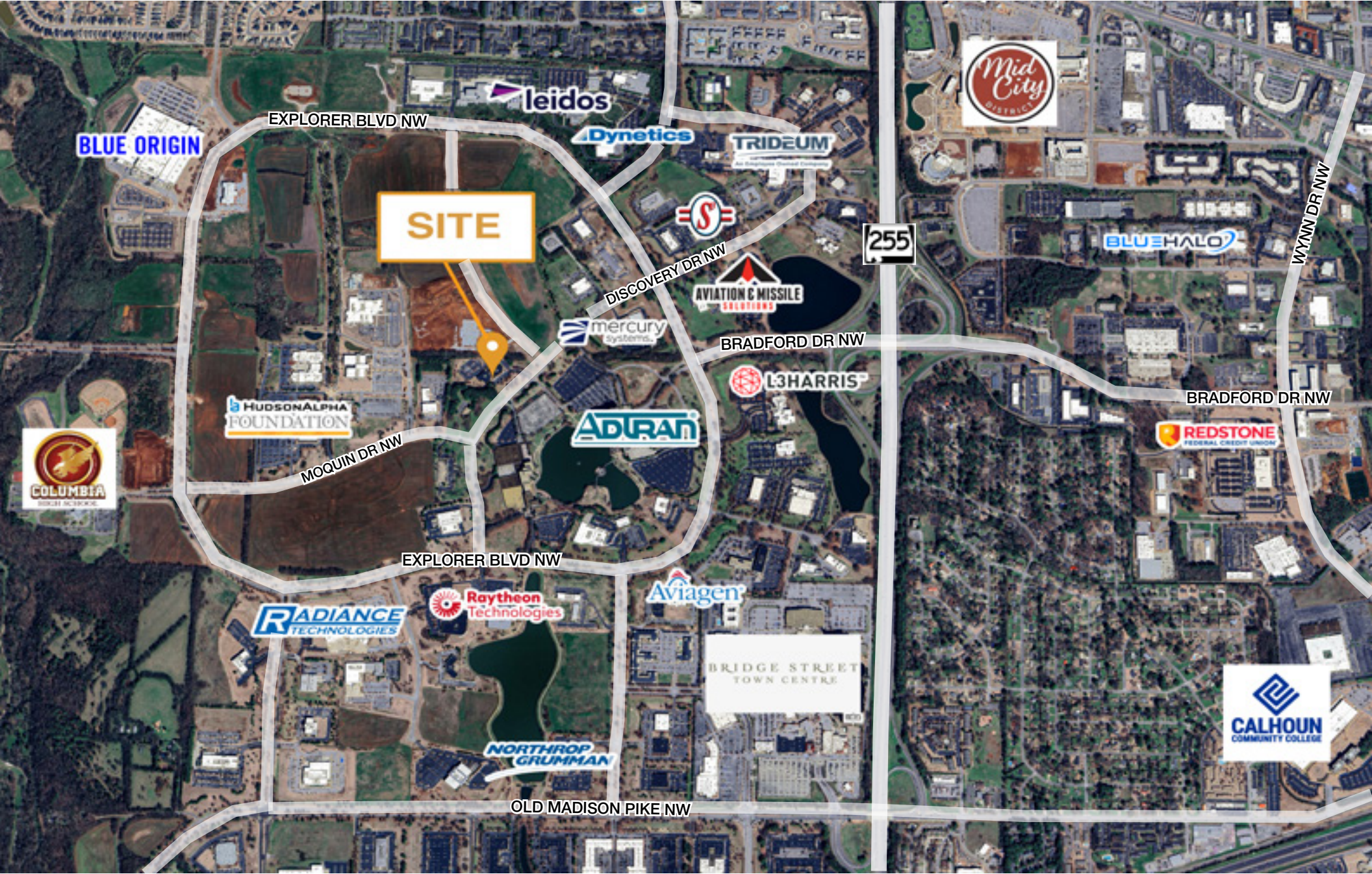
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MAP

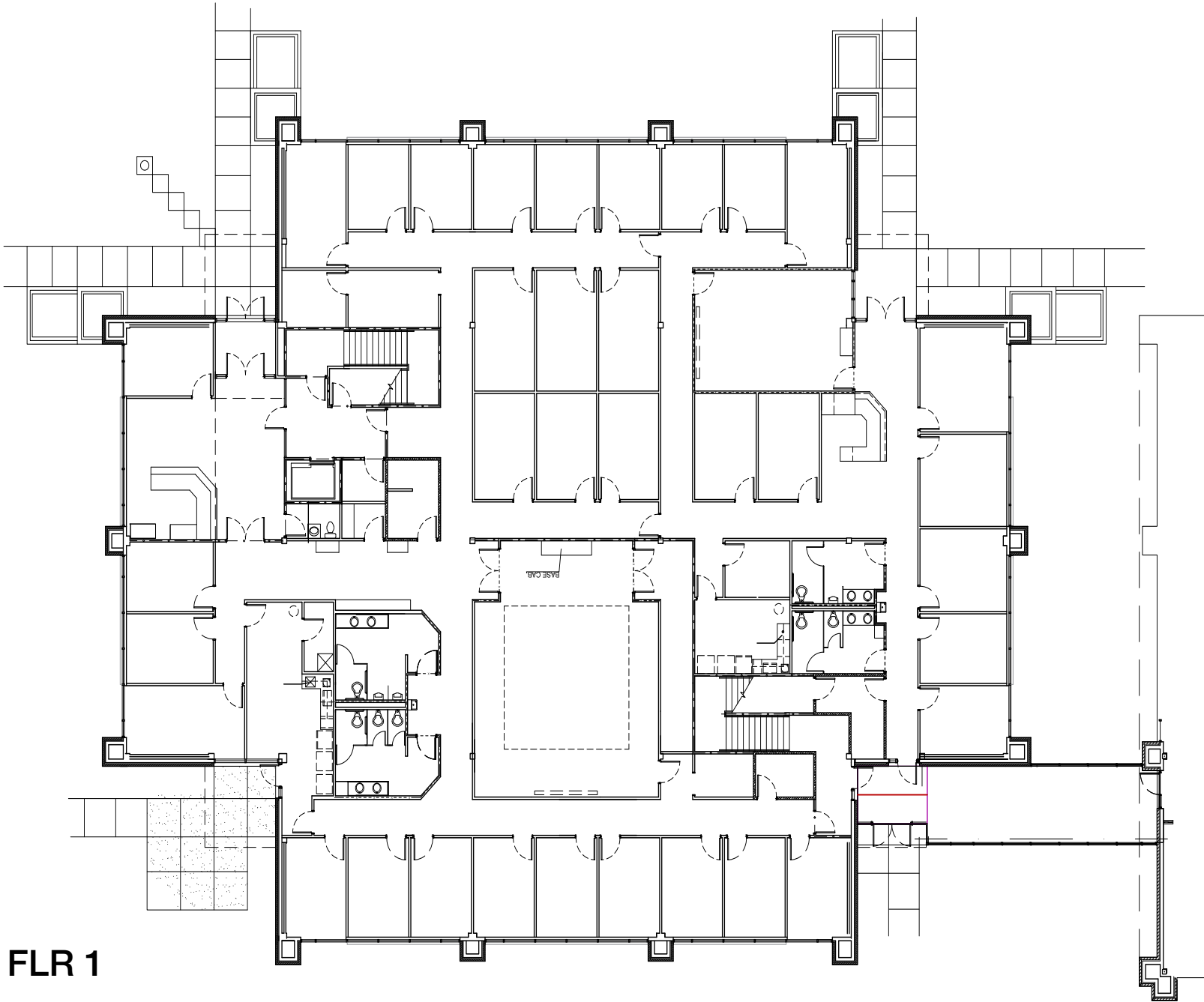


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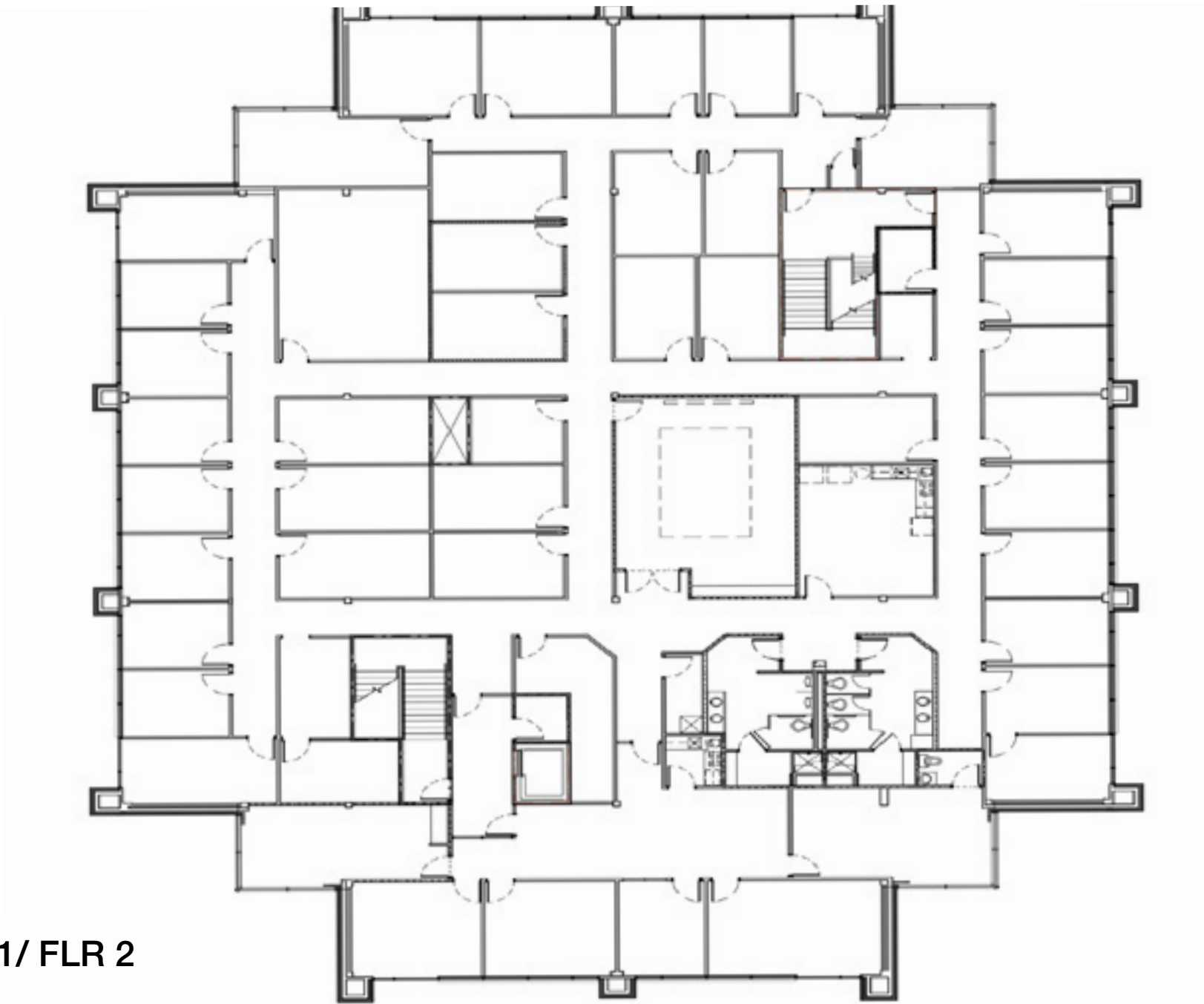
WALKER PURVIS, DIRECTOR OF INDUSTRIAL/OFFICE
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FLOORPLAN: OASYS INC.

FLOORPLAN: VACANT SUITE

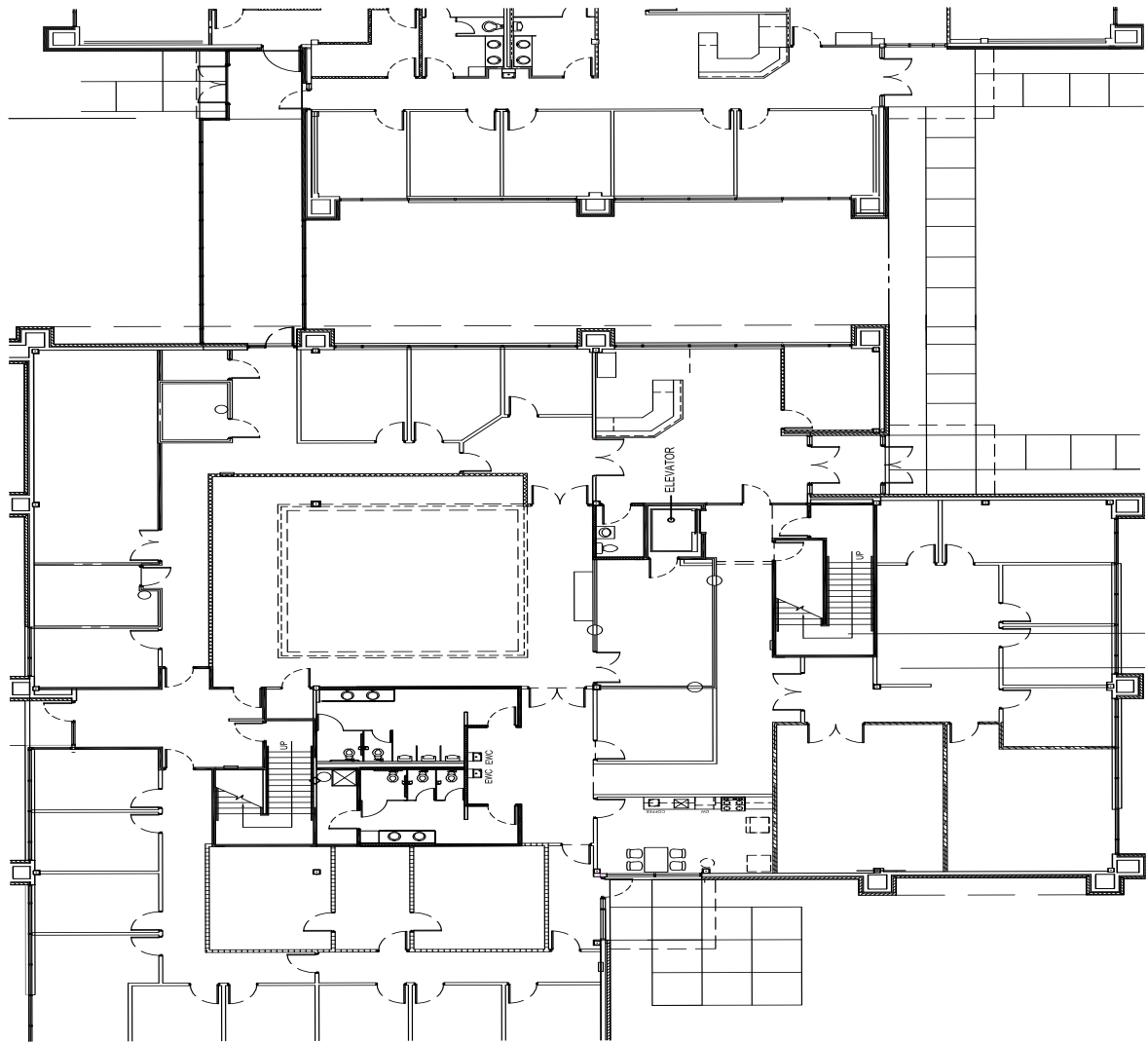


BLDG 1/ FLR 1



BLDG 1/ FLR 2

FLOORPLAN: CFD RESEARCH FLR 1



BLDG 2 / FLR 1

FLOORPLAN: CFD RESEARCH FLR 2



BLDG 2 / FLR 2

Cummings Research Park: A Global Center for Innovation



A NATIONAL LEADER IN RESEARCH & TECHNOLOGY

Cummings Research Park is the second-largest research park in the United States and the fourth-largest in the world, serving as a major hub for science, technology, aerospace, defense, and biotechnology. The Park is home to more than 300 companies, 25,000 employees, and 12,500 students, creating a dynamic environment for innovation and collaboration.

HOME TO INDUSTRY LEADERS

Located adjacent to Redstone Arsenal, Cummings Research Park brings together Fortune 500 companies, high-tech businesses, government agencies, research institutions, and higher education organizations. Major employers and institutions include Boeing, Northrop Grumman, Lockheed Martin, Raytheon, HudsonAlpha Institute for Biotechnology, and the University of Alabama in Huntsville.

CONTINUED INVESTMENT & GROWTH

CRP continues to attract major investment and new businesses, strengthening Huntsville’s position as a national leader in technology and innovation. Recent developments include Glaukos’ \$82 million research and manufacturing facility, while continued expansion in biotechnology, aerospace, defense, and advanced manufacturing is driving long-term growth throughout the Park.

TENANT PROFILES



OASYS INC. | LOCATIONS: 5 | HEADQUARTERS: Huntsville, AL

OASYS was founded in 2010 and provides technology solutions and services across the entire IT infrastructure and lifecycle for the Federal Government and Department of Defense. The employee-owned company specializes in software engineering, big data and analytics, cybersecurity, missile defense, systems engineering, programmatics, and information technology. OASYS serves as both a prime contractor and subcontractor and has developed a strong reputation for solving complex technology challenges for government clients. The company is headquartered in Huntsville with additional locations in Northern Virginia, Florida, New Mexico, and Oklahoma, and has more than 130 employees.



CFD RESEARCH | LOCATIONS: 4 | HEADQUARTERS: Huntsville, AL

CFD Research was founded in 1987 and develops advanced technologies and engineering solutions for government and commercial customers. The employee-owned company specializes in aerospace and defense, hypersonics, artificial intelligence and machine learning, sensing, power and energy, electronics, health and human performance, and space. CFD Research combines modeling and simulation, software development, prototyping, testing, and technology integration to solve complex challenges and support mission-critical applications. The company is headquartered in Huntsville with additional facilities in Dayton, Ohio; Hollywood, Alabama; and Fort Walton Beach, Florida.

THE PROPERTY IS EXCLUSIVELY BEING REPRESENTED BY:



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CONFIDENTIALITY & DISCLAIMER

530 DISCOVERY DR - HUNTSVILLE, AL

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