LEINCO TECHNOLOGIES

401-410 AXMINISTER DRIVE
FENTON (ST LOUIS), MISSOURI 63026

OFFERED BY:
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Listed in Conjunction with Broker of Record
Mishaal Taqui Company LLC

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RDO
INVESTMENTS

LEINCO TECHNOLOGIES

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TENANT:	Leinco Technologies, Inc.
GUARANTOR:	Leinco Technologies, Inc.
LOCATION:	400-410 Axminister Drive Fenton (St. Louis), Missouri 63026
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute NNN Lease
LIST PRICE:	$10,700,000
CAP RATE:	6.50%
LEASE TERM:	10 Years at Close of Escrow
BASE RENT:	$694,477 ▪ Year 1 $715,311 ▪ Year 2 $736,771 ▪ Year 3 $758,874 ▪ Year 4 $781,640 ▪ Year 5 $805,089 ▪ Year 6 $829.242 ▪ Year 7 $854,119 ▪ Year 8 $879,743 ▪ Year 9 $906,135 ▪ Year 10
RENT ESCALATIONS:	3% Annual Increases
OPTIONS:	2- 5 Year Options with 3% annual increases
SQUARE FOOTAGE:	27,000 +/- SF
LAND AREA:	2.74 +/- Acres
RENT COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	10 Years from COE
BUILT:	1999
RIGHT OF FIRST REFUSAL:	None
FINANCING:	Delivered Free and Clear

Property Info

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PROPERTY OVERVIEW:

RDO Investments is pleased to present 400-410 Axminister Drive, a 27,000 square foot freestanding R&D Headquarter facility leased to Biotech firm, Leinco Technologies. The specialty-use, lab and flex, office and warehouse building was constructed in 1999 and located on 2.74 acres at the southeast corner of Axminister Drive and Fencorp Drive in the Fenton Industrial park neighborhood of suburban Fenton (St Louis), Missouri. This extensive mixed-use office, industrial and commercial business park area is located just west of the intersection of Interstate 44 and Interstate 270 in the popular southwest business area of St. Louis County, Missouri.

Leinco Technologies has occupied a portion of the building since 2011. In 2021, Leinco singed a new 10 year, absolute NNN lease expanding into the full 27,000 sq ft premises. The tenant will sign a new 10 year lease at Close of Escrow. The lease has annual 3% rental escalations and will expire in ten years from Close of Escrow. As part of the new ten year extension, the tenant will be given two, 5 year option periods with 3% annual increases.

The property is constructed of masonry, tilt-wall concrete, flex-lab, office and service center light industrial building with about a 77% office and pharmacy grade Class 10,000 lab finish. The structure has about 24′ high sidewalls, 22′ interior clearance in warehouse and storage space. Interior office and lab finishes are all high-quality, Class "A" interiors with upgraded flooring, sidelights and borrow lights set in painted drywall partition walls, and solid-core wood, and lab grade steel, interior passage doors. Interior ceilings are a combination of suspended acoustical tile grid ceilings set at 9-foot high (in the office areas) and painted and sealed drywall lab ceilings, with flush mounted led and upgraded fluorescent lighting.

The main pharmaceutical and biological research and manufacturing lab is about 6,240 square feet, with two additional wet chemistry labs of 1,080 square feet.

This building is fully-sprinklered with heavy-duty wet-system capable of extinguishing oil-based and chemical fires. The building is fenestrated with insulated glass fixed-pane aluminum windows and a glass and aluminum storefront at exterior suite entries. The west suite has a 1500-amp 3-phase, 4-wire main electric panel and an exterior mounted 25 kilowatt natural gas back-up power generator. The main lab has HEPA air filtration and separate HVAC zones and isolated power and water electrical and piped-in on-site purified water, glass lined drains. It has air-locks to prevent contamination and resilient, seamless flooring. There are two truck high loading docks with levelers and boots, and two drive-in grade level loading doors.

TENANT IMPROVEMENTS:

The operating company has made two rounds of investments for high end tenant improvements. The first was an investment of approximately $1-million in 2010 and the most recent was an investment of approximately $1.8-million in 2022-2023. These tenant improvements include the build out of approximately 15,000 Sq. Ft. of manufacturing clean rooms designed with a pharmaceutical finish and air handling capacity to meet Class 10,000 certification requirements. In addition, to class 10,000 clean rooms there is a mechanical corridor and piping infrastructure to supply medical gases, high purity water and steam to clean rooms and general research laboratories. This complex high-end tenant build out is a critical requirement for the operating company to deliver its products and services.

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Technologies, Inc.
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Fenton

LOCATION OVERVIEW:

The City of Fenton is largely commercial and industrial in nature with a modest population inside the city limits, but surrounded by a much larger resident population of about 165,000 people, within a 5-mile radius. Several highly desirable and affluent residential and mixed-use commercial suburbs lie to the immediate north and northeast, including Kirkwood, Sunset Hills, Des Peres, Town & County, and Manchester. Proximity to these popular "executive level and entrepreneurial residential areas, and excellent highway and service area linkage drives very consistent demand for the immediate Fenton Business Area, making it one of the premier and most popular business and industrial areas in all of Metropolitan St. Louis. This micro-economical and neighborhood influences are a major driver of real estate values, land values and rental rates in this immediate neighborhood.

St Louis

MARKET OVERVIEW:

St. Louis is the second largest city in Missouri. It was developed on the western bank of the Mississippi River, the largest river in North America, which forms the states border with Illinois. The city is known throughout the country and the world for the Gateway Arch, a 630-foot tall arch in downtown St. Louis. In 2020, the city proper had a population of 301,578, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri and the second-largest in Illinois.

A global city with a metropolitan GDP of more than $187 billion in 2022, metropolitan St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to seven Fortune 500 companies. Major companies headquartered or with significant operations in the city include Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Spire, Inc., MilliporeSigma, FleishmanHillard, Square, Inc., Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, National Geospatial-Intelligence Agency, Centene Corporation, and Express Scripts.

Major research universities include Saint Louis University and Washington University in St. Louis. The Washington University Medical Center in the Central West End neighborhood hosts an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis has four professional sports teams: the St. Louis Cardinals of Major League Baseball, the St. Louis Blues of the National Hockey League, St. Louis City SC of Major League Soccer, anticipated to begin play in 2023, and the St. Louis BattleHawks of the XFL.

Leinco
Technologies, Inc.

Tenant Info

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TENANT PROFILE:

Leinco Technologies is a biotechnology company founded in 1992 as a specialty manufacturer of early discovery research products including antibodies, recombinant proteins, ELISA kits, second step reagents and other life sciences products. Shortly thereafter, the company established themselves as a premier provider of custom R&D and manufacturing services focusing on monoclonal antibodies and recombinant proteins. The Company's innovative products and services are used to augment the early discovery process in life science research, diagnostics and ground breaking development of protein therapeutics. The company's facility maintains an FDA registration and supplies leading diagnostic companies with key components for both human and veterinary test kits.

Leinco Technologies is owned by Ampersand Capital Partners located in Wellesley, Massachusetts and The Netherlands.

Founded in 1988, **Ampersand** is a middle-market private equity firm with more than $3 billion of assets under management dedicated to growth-oriented investments in the healthcare sector. With offices in Boston and Amsterdam, Ampersand leverages its unique blend of private equity and operating experience to build value and drive superior long-term performance alongside its portfolio company management teams. Ampersand has helped build numerous market-leading companies across each of the firm's core healthcare sectors. Consistent with their theme of increasing specialization as a source of differentiated performance, Ampersand's Healthcare portfolio has been focused around several overlapping industry clusters where their multiple prior successes gives them a competitive edge. Most of their portfolio companies have revenues between $10 and $100 million at the time of Ampersand's investment. The Company typically invests between $10 and $50 million and years of operational expertise to drive each investment toward success.

Ampersand's team has decades of operating experience in Healthcare companies and over 80 years of shared private equity experience. The Company's unusual combination of skills, including deep industry, technical, financial, operating, and transactional capabilities, make them a preferred partner for entrepreneurs because they can contribute to their success on multiple levels.

Site Plan

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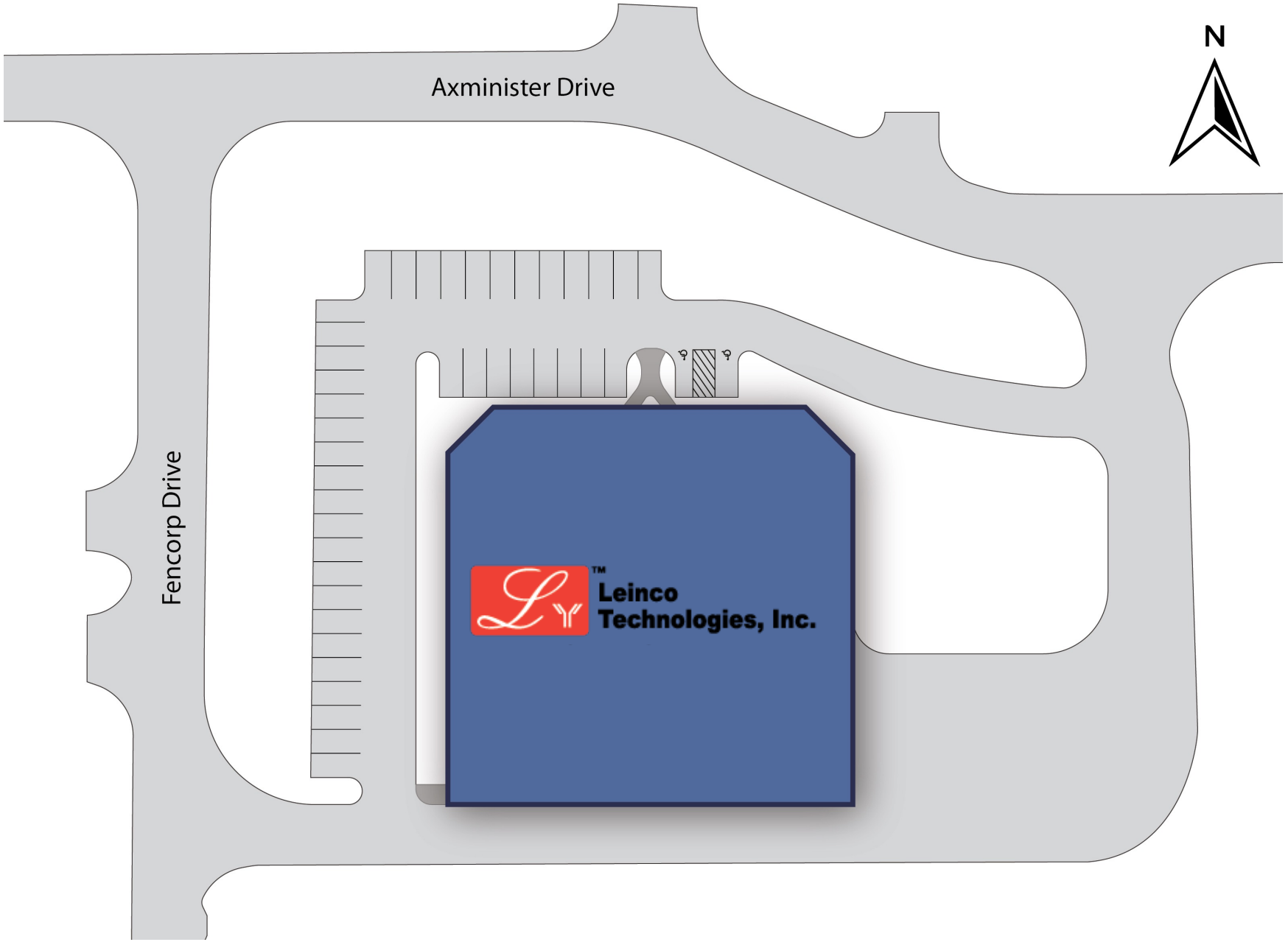

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BOMMARITO CONSTRUCTION
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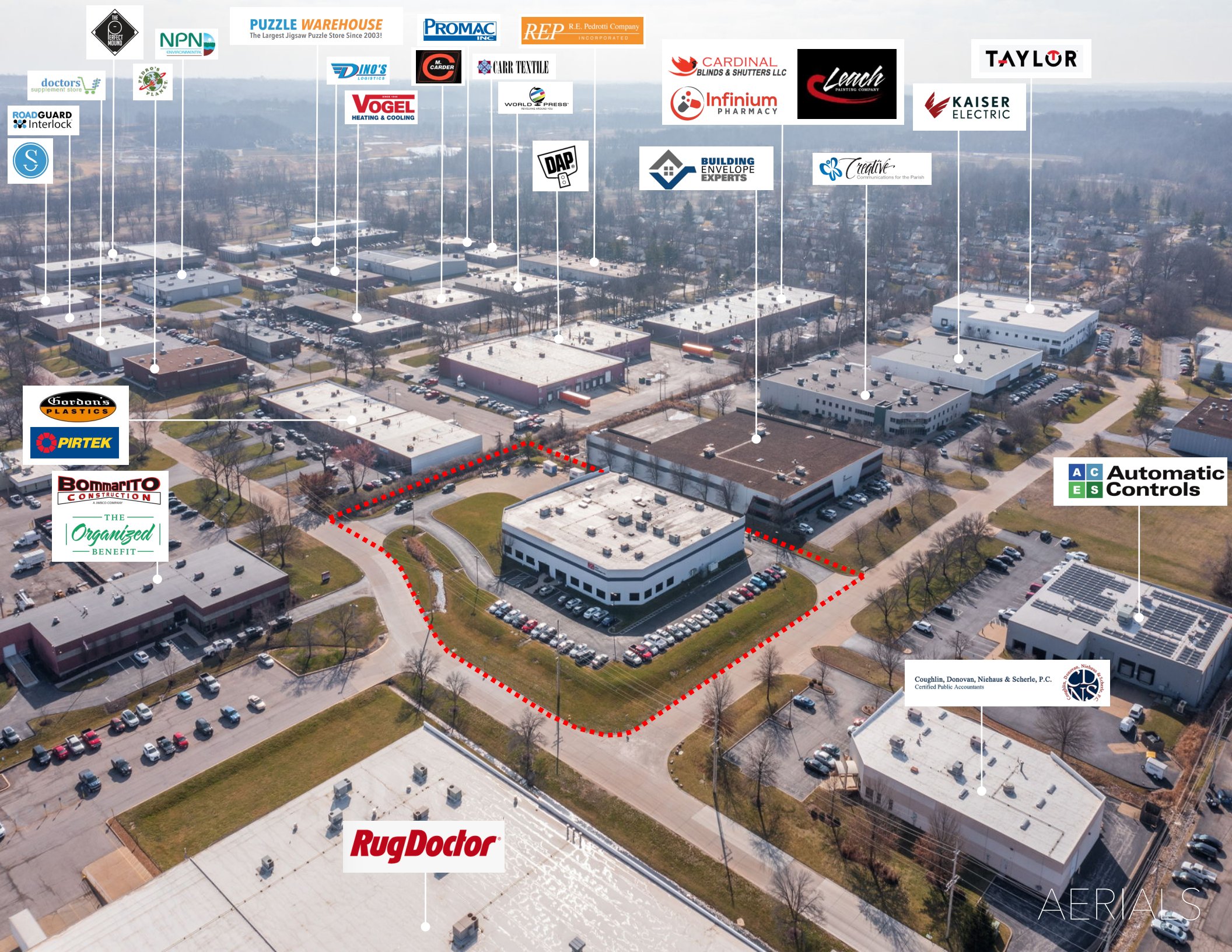
AERIALS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The Largest Jigsaw Puzzle Store Since 2003!
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BRI A Cogent Company
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ArchKey Solutions
marco
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QuickPoint Inc Est. 1928
Vivian
CRS
WEIS
Blackwell Contracting

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LOCATION MAP

Demographics

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Lat/Lon: 38.5362/-90.4463

400 Axminister Dr Fenton, MO 63026	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,112	42,148	164,435
2027 Projected Population	1,101	44,083	164,884
2020 Census Population	1,140	41,896	164,884
2010 Census Population	1,182	40,551	158,338
Projected Annual Growth 2022 to 2027	-0.2%	0.9%	-
Historical Annual Growth 2010 to 2022	-0.5%	0.3%	0.3%
2022 Median Age	44.5	41.7	42.2
Households			
2022 Estimated Households	458	16,845	67,022
2027 Projected Households	450	17,463	66,815
2020 Census Households	463	16,716	66,998
2010 Census Households	450	16,246	64,595
Projected Annual Growth 2022 to 2027	-0.3%	0.7%	-
Historical Annual Growth 2010 to 2022	0.1%	0.3%	0.3%
Race and Ethnicity			
2022 Estimated White	91.9%	89.0%	88.2%
2022 Estimated Black or African American	2.0%	3.2%	3.8%
2022 Estimated Asian or Pacific Islander	2.2%	3.2%	3.6%
2022 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2022 Estimated Other Races	3.9%	4.4%	4.2%
2022 Estimated Hispanic	2.5%	3.1%	2.9%
Income			
2022 Estimated Average Household Income	$100,649	$115,121	$118,284
2022 Estimated Median Household Income	$96,911	$91,090	$91,752
2022 Estimated Per Capita Income	$41,426	$46,144	$48,283
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.4%	1.4%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	8.3%	3.3%	3.0%
2022 Estimated High School Graduate	16.7%	18.6%	17.8%
2022 Estimated Some College	17.4%	17.3%	18.0%
2022 Estimated Associates Degree Only	9.8%	8.1%	7.5%
2022 Estimated Bachelors Degree Only	26.2%	31.0%	30.2%
2022 Estimated Graduate Degree	18.3%	20.2%	22.3%
Business			
2022 Estimated Total Businesses	420	2,729	7,319
2022 Estimated Total Employees	11,208	49,101	111,023
2022 Estimated Employee Population per Business	26.7	18.0	15.2
2022 Estimated Residential Population per Business	2.6	15.4	22.5

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