

1560

Industrial



Missouri City, TX



**STRATEGIC LOCATION IN
SOUTHWEST HOUSTON**

**URBAN INFILL LOCATION
SURROUNDED BY
INSTITUTIONAL OWNERSHIP**

**VALUE-ADD OPPORTUNITY
VIA SIGNIFICANT
MARK-TO-MARKET**

**UNIQUE SMALLER TENANT
PRODUCT INSULATED FROM
FUTURE SUPPLY**

**DISTRIBUTION LOCATION
WITHIN REACH OF 25 MILLION
RESIDENTS**

21,038 SF LIGHT-INDUSTRIAL ASSET | 100% LEASED WITH 2.8 YEAR WALT AND 15%+ MARK-TO-MARKET OPPORTUNITY | INFILL LOCATION WITHIN HEART OF SOUTHWEST HOUSTON

The Offering

JLL is pleased to offer qualified investors the opportunity to purchase the fee simple interest in the 1560 Industrial ("the Property"), a 21,038 square foot light-industrial asset located within the sought after submarket of Southwest Houston. The asset is currently 100% leased with 2.8 years of weighted average lease term and a 15%+ average mark-to-market opportunity upon tenant expiration. Strategically located along Highway 90, the Property features highly functional building dimensions and specs ideal for smaller tenants in today's market, **including dock-high and grade-level loading, 22' clear heights, & 16% office finish.** The Property is priced well below replacement cost with a prime location surrounded by institutional ownership. **1560 Industrial presents an excellent opportunity to acquire a highly functional light-industrial asset in the heart of Southwest Houston.**

Address	1560 Industrial Dr Missouri City, TX 77489
Size (SF)	21,038 SF
Land Size (Acres)	1.16 Acres
Loading Configuration	Cross-Dock (Dock-High & Grade-Level Loading)
Clear Height	22'
Year Built	1982
Office Finish (%)	16%
Parking	15 Spaces
Occupancy	100%
WALT	2.8 Years
Avg Mark-to-Market at Exp	15%+
# of Tenants	3



Urban Infill Location Surrounded by Institutional Ownership

HOUSTON CBD

GALLERIA/UPTOWN

ZURICH

BEST BUY DISTRIBUTION CENTER
636 Hwy 90
554,536 SF

LOGISTICS PROPERTY CO

CITYPARK LOGISTICS CENTER (PHASE I)
454,017 SF (3 Bldgs)
Built 2020

CLARION PARTNERS

WAYPOINT BUSINESS PARK
418,571 SF (3 Bldgs)
Built 2019

4m

WAYPOINT BLDG I
290,373 SF

LOGISTICS PROPERTY CO

CITY PARK LOGISTICS CENTER (PHASE II)

KEITH CO

725 S CRAVENS RD
475,000 SF

REALTY INCOME

233 S CRAVENS RD
303,335 SF
FedEx Ground

EQT | EXETER

BELTWAY CROSSING BUSINESS PARK
699,680 SF (6 Bldgs)

BISON WAREHOUSES
60,000 SF

1560 INDUSTRIAL

Value-Add Opportunity via Mark-to-Market Upside

New ownership is given the opportunity to add value via the mark-to-market opportunity upon tenant rollover. The staggered expiration schedule coupled with the positive mark-to-market opportunity each year allows for robust NOI growth year-over-year. With a 2.8 year weighted average lease term and a 15%+ average mark-to-market opportunity at lease expiration, the property boasts a strong in-place cash flow with significant near term upside.



Unique Light Industrial Product Insulated From Future Supply

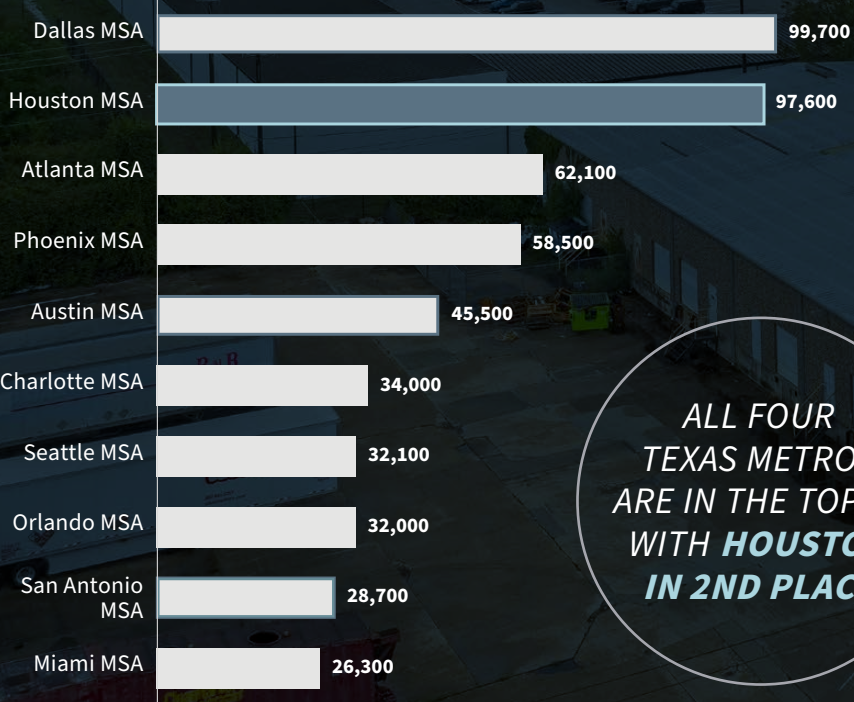
The Southwest Houston submarket has seen a surge in smaller tenants in the market, while recent and proposed deliveries are ideally suited for more sizeable users. This unserved demand creates a favorable opportunity for 1560 Industrial to capture tenants in the market among it's neighboring assets. Given the assets infill location, unique size, and the significant rise in construction costs, attempting to replicate such assets today would be exceedingly difficult.

Distribution Location Within Reach of 25 Million Residents

Texas Triangle

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property's tenant can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The Dallas-Fort Worth, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.

TOP 10 US METROS FOR POPULATION GROWTH IN 2022



ALL FOUR TEXAS METROS ARE IN THE TOP 10 WITH HOUSTON IN 2ND PLACE



Property Description

SUMMARY

Address	1560 Industrial Dr. Missouri City, TX 77489
Occupancy	100%
WALT	2.8 Years
Avg Mark-to-Market at Exp.	15%+
# of Tenants	3
Size (SF)	21,038 SF
Land Size (Acres)	1.16 Acres
Building Dimensions:	120' x 175'
Coverage Ratio	42%
Loading Configuration	Cross-Dock (Dock-High & Grade-Level Loading)
Clear Height	22'
Year Built	1982
Office Finish (%)	16%
Parking	79 Spaces (0.71 per 1,000 SF)
Dock High Doors	6
Drive-In Doors	4

CONSTRUCTION

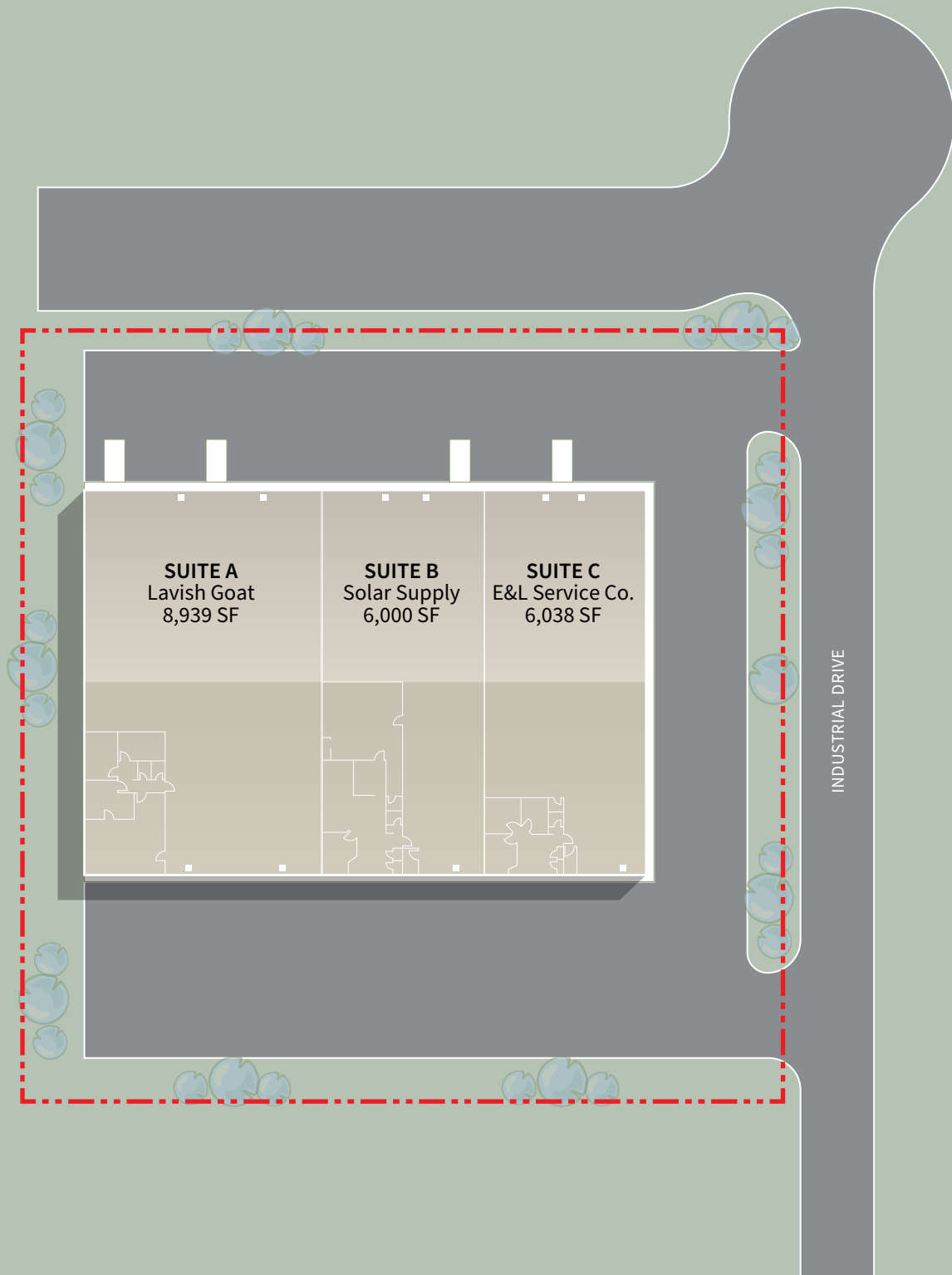
Exterior Walls	Crushed Aggregate Construction
Roof Type	Metal R Panel System
Roof Age	7 Years

MECHANICAL

Electrical	150A 120/240V single phase, 125A 120/240V single phase, and 800A 120/240V three phase
Warehouse Lighting	Fluorescent Fixtures



Site Plan



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