

# HERCULES & AEROTECH BUSINESS PARK BUSINESS CENTER

146,831 SF | VALUE-ADD VIA LEASE UP | BELOW REPLACEMENT COST | SOUTHEAST HOUSTON LOCATION



Confidential Offering Memorandum



## THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained by Ownership to present qualified investors with an exceptional opportunity to acquire Hercules Business Park & Aerotech Business Center (the “Portfolio”). This Class B light industrial park, strategically located in Houston’s Southeast submarket, comprises seven buildings totaling 146,831 square feet of versatile light industrial and warehouse multi-tenant spaces. Hercules Business Park and Aerotech Business Center is home to a diverse range of suite configurations featuring 7 buildings and suite sizes ranging from 1,100 SF to 14,083 SF. Currently 60% leased with 1.9 years of weighted average lease term remaining, potential investors have the unique opportunity to significantly create value through strategic lease-up initiatives.

**1010-1100 HERCULES AVE, HOUSTON, TX 77058**

**HOUSTON, TX**

Location

**146,831**

Size

**1.9 YEARS**

WALT

**113,010 SF**

Office SF

**78%**

Office Finish

**28**

Tenants

**SOUTHEAST**

Submarket

**60%**

Occupancy

**21' (AVERAGE)**

Clear Height

**1984 (AVERAGE)**

Year Built

**432 SPACES**

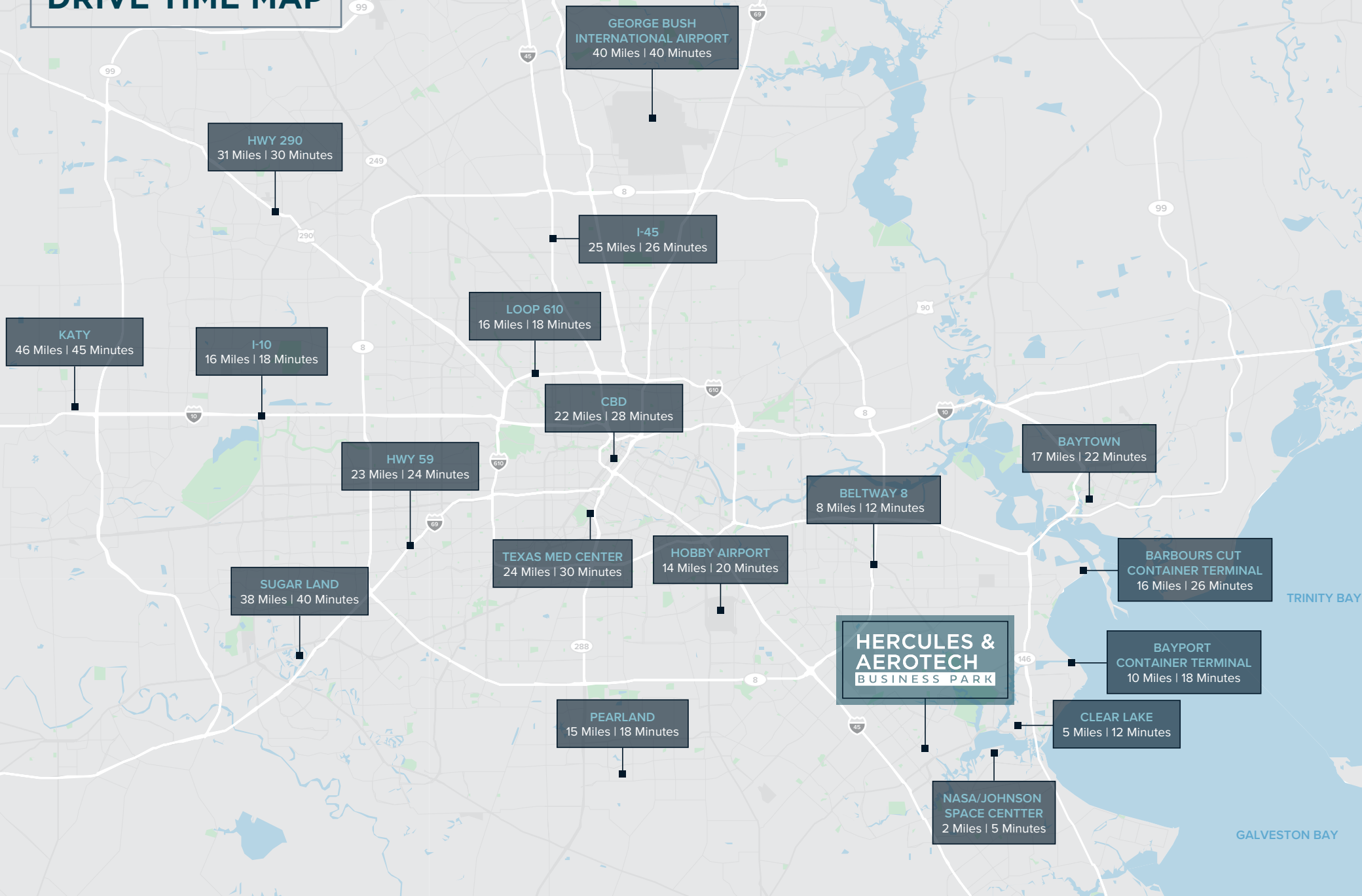
Car Parking Spaces

**9.99 ACRES**

Land Size



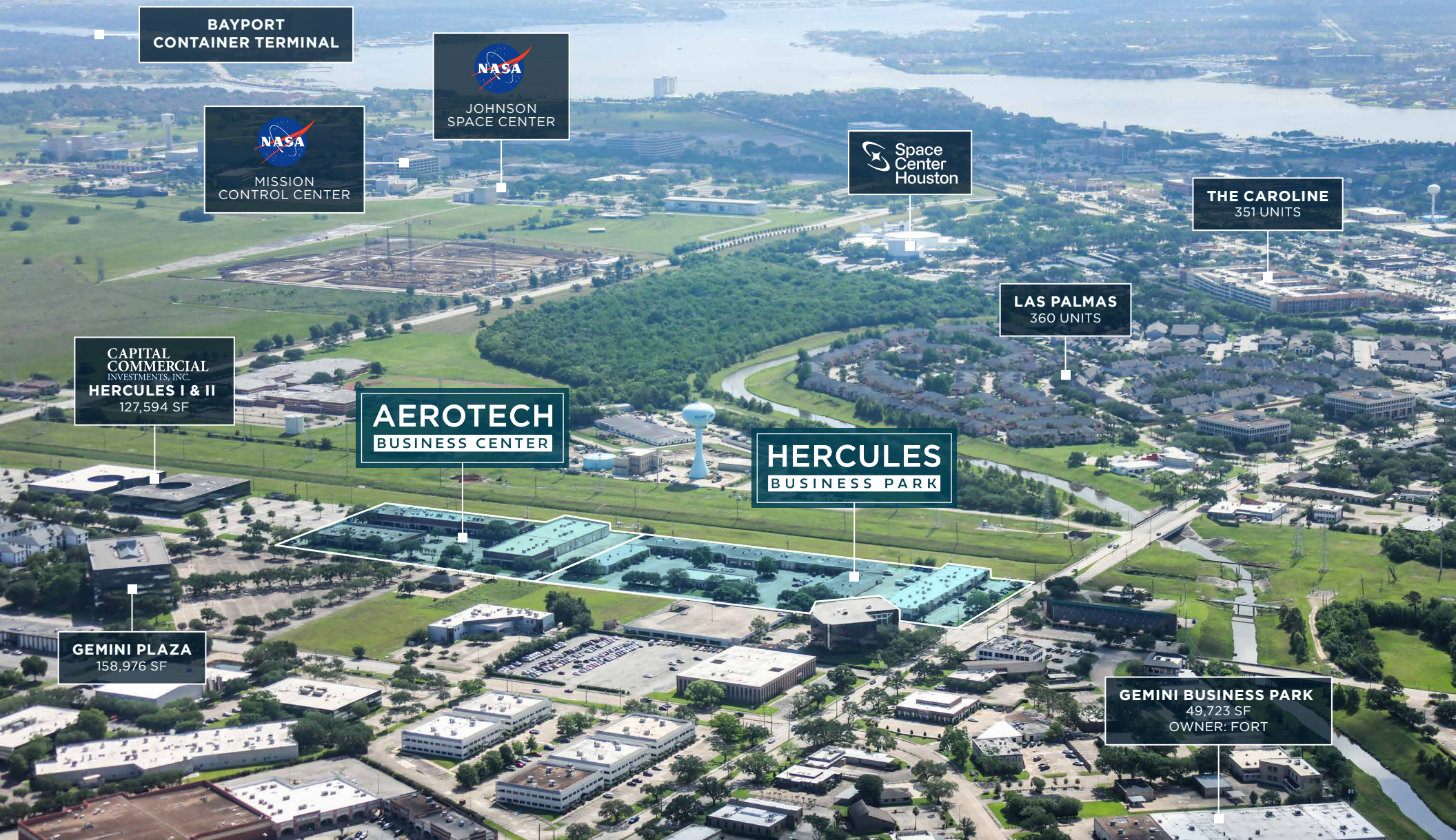
# DRIVE TIME MAP







# PRIME INDUSTRIAL SPACE NEAR NASA JOHNSON SPACE CENTER

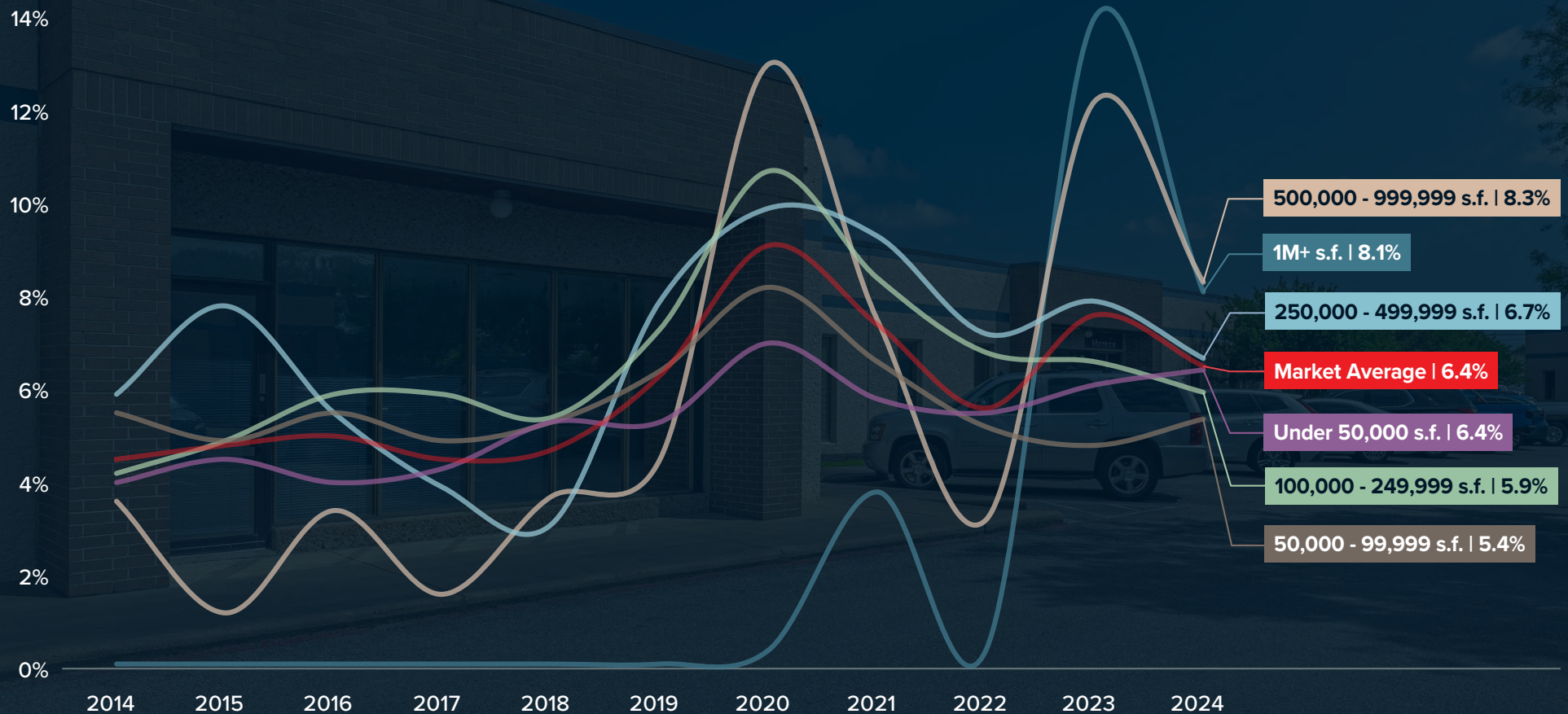




## HOUSTON'S BREAD AND BUTTER: SMALL-TO MID-SIZE INVENTORY

Houston's small to mid-size industrial inventory is outperforming the market with below-average vacancies. While large-tenant deals are quick to move the needle, it's worth noting that over 75% of leases done in 2024 (by count) were smaller than 100,000 s.f. in size. The Property is poised to capture this strong demand with both properties falling between the 50,000-99,999 SF range.

### FUNDAMENTALS IN SMALL-TO MID-SIZE INVENTORY CONTINUED TO OUTPERFORM THE MARKET



# PROPERTY DESCRIPTION

SUMMARY	HERCULES BUSINESS PARK	AEROTECH BUSINESS CENTER	TOTAL
Address	1010 Hercules Ave, Houston, TX 77058	1100 Hercules Ave, Houston, TX 77058	1010-1100 Hercules Ave, Houston, TX 77058
Market	Houston	Houston	Houston
Submarket	Southeast	Southeast	Southeast
Size (SF)	69,541	77,290	146,831
Occupancy	91%	32%	60%
Land Area (Acres)	5.01 Acres	4.98 Acres	9.99 Acres
Year Built	1983 & 1985	1985	1984 (Average)
Clear Height	16'	21'-26'	21' (Average)
WALT	1.7 Years	2.5 Years	1.9 Years
Office Finish %	73%	81%	78%
Car Parking	177 Spaces	255 Spaces	432 Spaces
# of Tenants	20	8	28 Tenants
CONSTRUCTION			
Foundation	Concrete slab-on-grade with perimeter and interior footings under local bearing structures	Concrete slab-on-grade with perimeter and interior footings under local bearing structures	Concrete slab-on-grade with perimeter and interior footings under local bearing structures
Exterior Walls	Concrete tilt-up wall panels	Concrete tilt-up wall panels	Concrete tilt-up wall panels
Roof Type	Flat, built-up roofing with modified bitumen cap sheet pitched, standing-seam metal panels	Flat, Partially-ballasted, built-up roofing with granular-surfaced modified bitumen cap sheet	Various
Roof Age	Reroof in 2014 on buildings A & B. Reroof in 2021 on Building C. New coating on Metal Roof Building in 2019.	Building 3 roof coat in 2022.	Various
HVAC	Packaged units and split system units	Packaged units and split system units	Packaged units and split system units



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