

HERCULES & AEROTECH BUSINESS PARK BUSINESS CENTER

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



 JLL
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

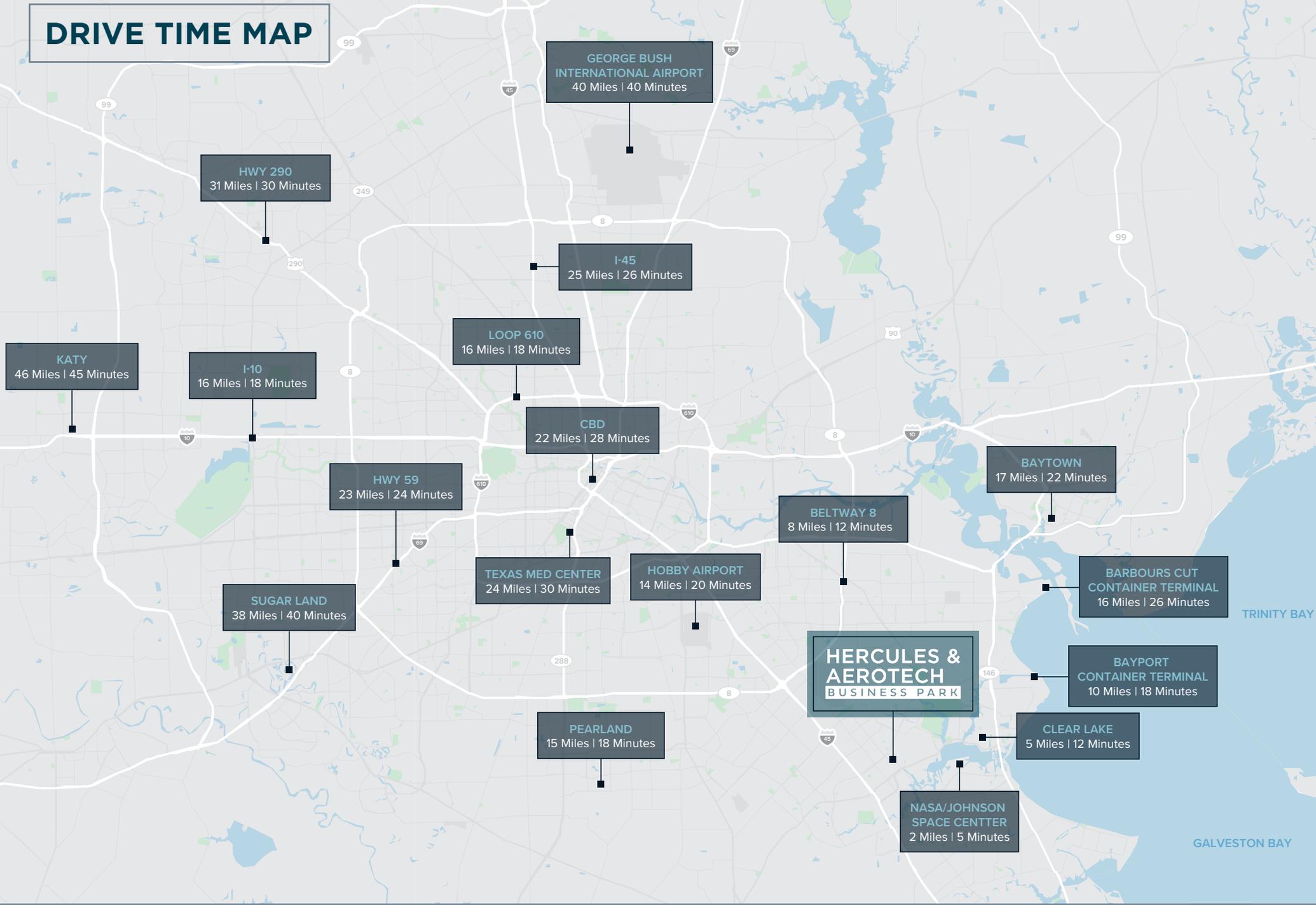
Car Parking Spaces

9.99 ACRES

Land Size



DRIVE TIME MAP





PRIME INDUSTRIAL SPACE NEAR NASA JOHNSON SPACE CENTER

**BAYPORT
CONTAINER TERMINAL**


**MISSION
CONTROL CENTER**


**JOHNSON
SPACE CENTER**


**Space
Center
Houston**

THE CAROLINE
351 UNITS

LAS PALMAS
360 UNITS

**CAPITAL
COMMERCIAL
INVESTMENTS, INC.**
HERCULES I & II
127,594 SF

**AEROTECH
BUSINESS CENTER**

**HERCULES
BUSINESS PARK**

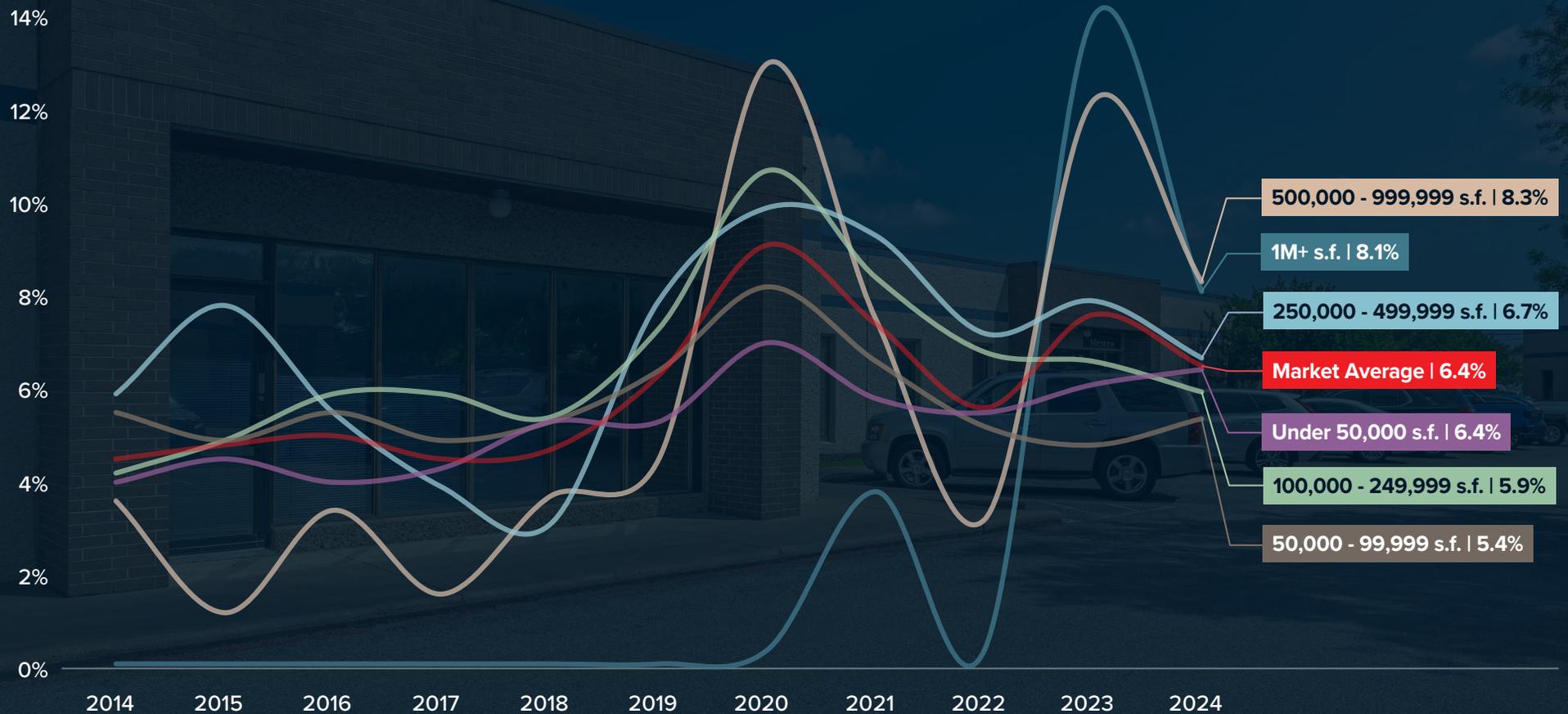
GEMINI PLAZA
158,976 SF

GEMINI BUSINESS PARK
49,723 SF
OWNER: FORT

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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