

700 INDUSTRIAL

700 INDUSTRIAL BLVD, SUGAR LAND, TX 77478

100% LEASED | 90,525 SF SHALLOW BAY INDUSTRIAL ASSET



**SURROUNDED BY
INSTITUTIONAL
OWNERSHIP**

**DIVERSE
RENT ROLL**

**IDEALLY POSITIONED
IN A LOW VACANCY
SUBMARKET
WITH ROBUST
FUNDAMENTALS**

**LOCATED WITHIN
MASTER PLANNED
BUSINESS PARK:
SUGAR LAND
BUSINESS PARK**

**ROBUST LEASING
VELOCITY
AND HEALTHY
FUNDAMENTALS**

The Offering

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in 700 Industrial ("The Property"). The Property is 100% leased to seven tenants with 2.0 years of weighted average lease term remaining. The Property consists of 90,525 square feet of highly functional Class-B shallow bay industrial that is well located within Sugar Land Business Park in the Southwest Houston industrial submarket.

The Southwest submarket remains one of Houston's best performing submarkets, closing Q2 2026 with 3.6% vacancy and 4.7% availability, underscoring robust demand fundamentals. Additionally, the location within a master planned business park provides further advantages from deed-restrictions and lower than average property tax rates.

The Property also offers a diversified rent roll with no industry taking up more than 34% of the rentable area. 700 Industrial is built to accommodate the needs of tenants in today's market with flexible spaces, strong office to warehouse ratios, and varying loading capabilities. With a location just off of Hwy-69, 700 Industrial offers users easy access to Hwy-69, Hwy-6, and Hwy-90 enabling connectivity to the broader Houston MSA and the greater region.

700 Industrial allows investors the opportunity to acquire a highly functional Houston asset and capitalize on the robust rent growth and tenant demand occurring in the Houston industrial market.



700 INDUSTRIAL BLVD
SUGAR LAND, TX 77478

90,525

SIZE (SF)

100%

OCCUPANCY

1981

YEAR BUILT

21%

OFFICE FINISH

7

OF TENANTS

2.0 YEARS

WALT (AS-OF 1/1/2027)

19,200

OFFICE SF

145 SPACES

AND 6 HANDICAP
SPACES

5.73 ACRES

LAND SIZE

18'

CLEAR HEIGHT

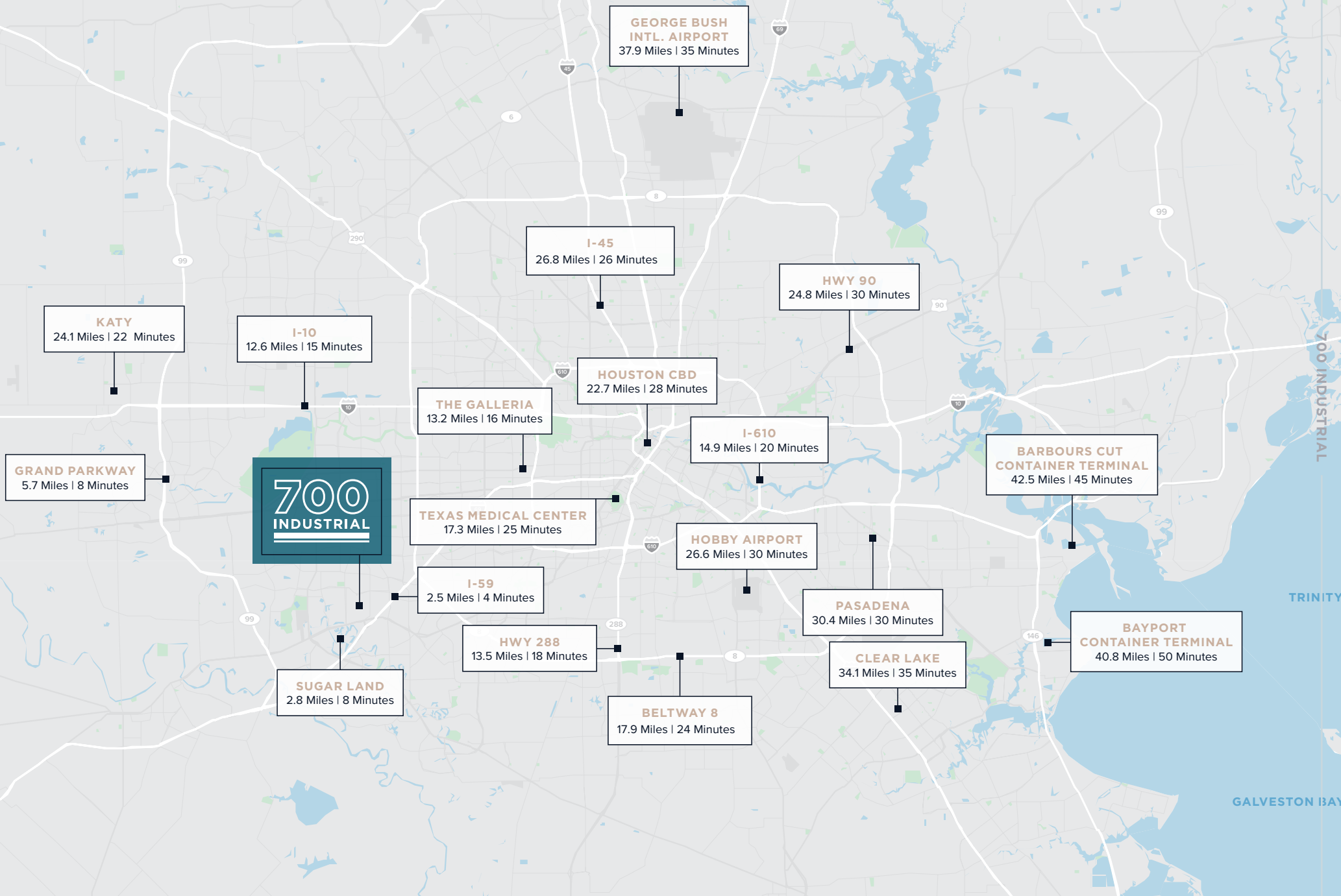
DOCK-HIGH &
GRADE-LEVEL

LOADING
CAPABILITIES

7.77%

MARK-TO-MARKET

Property Map & Drive Times



Surrounded by Institutional Ownership



ALLIANCE
INDUSTRIAL COMPANY

ARES

PROLOGIS

Crow Holdings

CABOTI

AEW

AEW

69
(166,019 VPD)



TAURUS

171,240 SF



MOXIEBRIDGE



CARSON
COMPANIES

225,515 SF

90
(51,725 VPD)

oxford
148,513 SF

McMILLAN
ASSET MANAGEMENT
43,601 SF

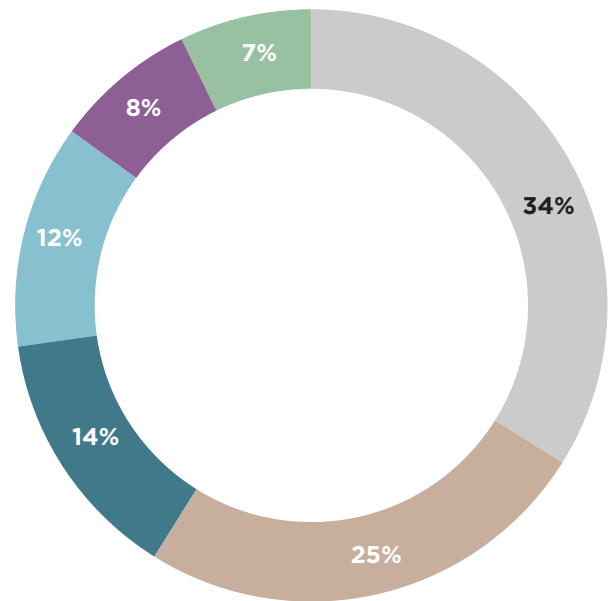
700
INDUSTRIAL

Welcome
Group
120,000 SF

Diversified Rent Roll

The property is fully leased to a roster of tenants with no single industry accounting for more than 34% of the total NRA.

INDUSTRIES BY GLA



- Event Design
- Distribution
- Construction
- Manufacturing
- Printing
- Inventory Management



Located within Master Planned Sugar Land Business Park

2026 PROJECTED MILL RATES

City of Sugar Land	0.36
Fort Bend County General	0.41
Fort Bend Drainage	0.01
Fort Bend ISD	1.06
Total	1.84%



The Property is located within Sugar Land Business Park, a 1,000-acre deed-restricted and architecturally controlled business park developed by PCD. The park features excellent access to U.S. 59 and U.S. 90A, low tax rates, and deed restrictions to maintain high standards for property values, and rail service by both Union Pacific and BNSF. The park includes approximately 8.8 million square feet of industrial, flex and office space. Some of the major tenants are Accredo Packaging, Bluebonnet Nutrition, Tramontina, HCSS, Crown Beverage, Trafficware a CUBIC Company, Boise Cascade, Applied Optoelectronics, Yokogawa, AmerisourceBergen, Quva, Bechtel Equipment Operations and Baker Hughes.

Nation Leading Population Growth and Net Absorption

THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY

THE TEXAS TRIANGLE



DALLAS - FORT WORTH

922.2 MILLION
SF Inventory

24.6 MILLION SF
2025 Net Absorption

8.3 MILLION
MSA Population

4TH LARGEST
MSA in the Nation

HOUSTON

579.2 MILLION
SF Inventory

14.6 MILLION SF
2025 Net Absorption

7.8 MILLION
MSA Population

5TH LARGEST
MSA in the Nation

SAN ANTONIO

121.0 MILLION
SF Inventory

(629,158) SF
2025 Net Absorption

2.8 MILLION
MSA Population

24TH LARGEST
MSA in the Nation

AUSTIN

98.5 MILLION
SF Inventory

3.1 MILLION SF
2025 Net Absorption

2.6 MILLION
MSA Population

25TH LARGEST
MSA in the Nation

1.7 BILLION

Total TX Triangle
Industrial Inventory

41.7 MILLION

Total TX Triangle
2025 Net Absorption

23.5 MILLION

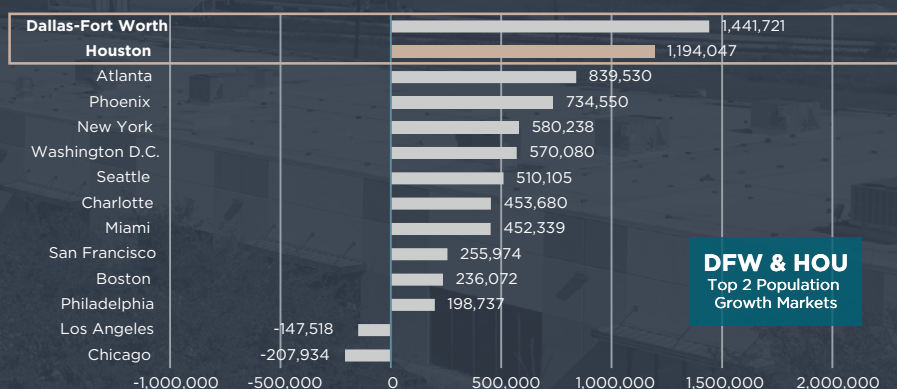
Total TX Triangle
Population

THE TEXAS TRIANGLE: THE YOUNGEST AND FASTEST GROWING REGION IN THE NATION FUELING REMARKABLE NET ABSORPTION & GROWTH

TEN YOUNGEST MAJOR U.S. MARKETS

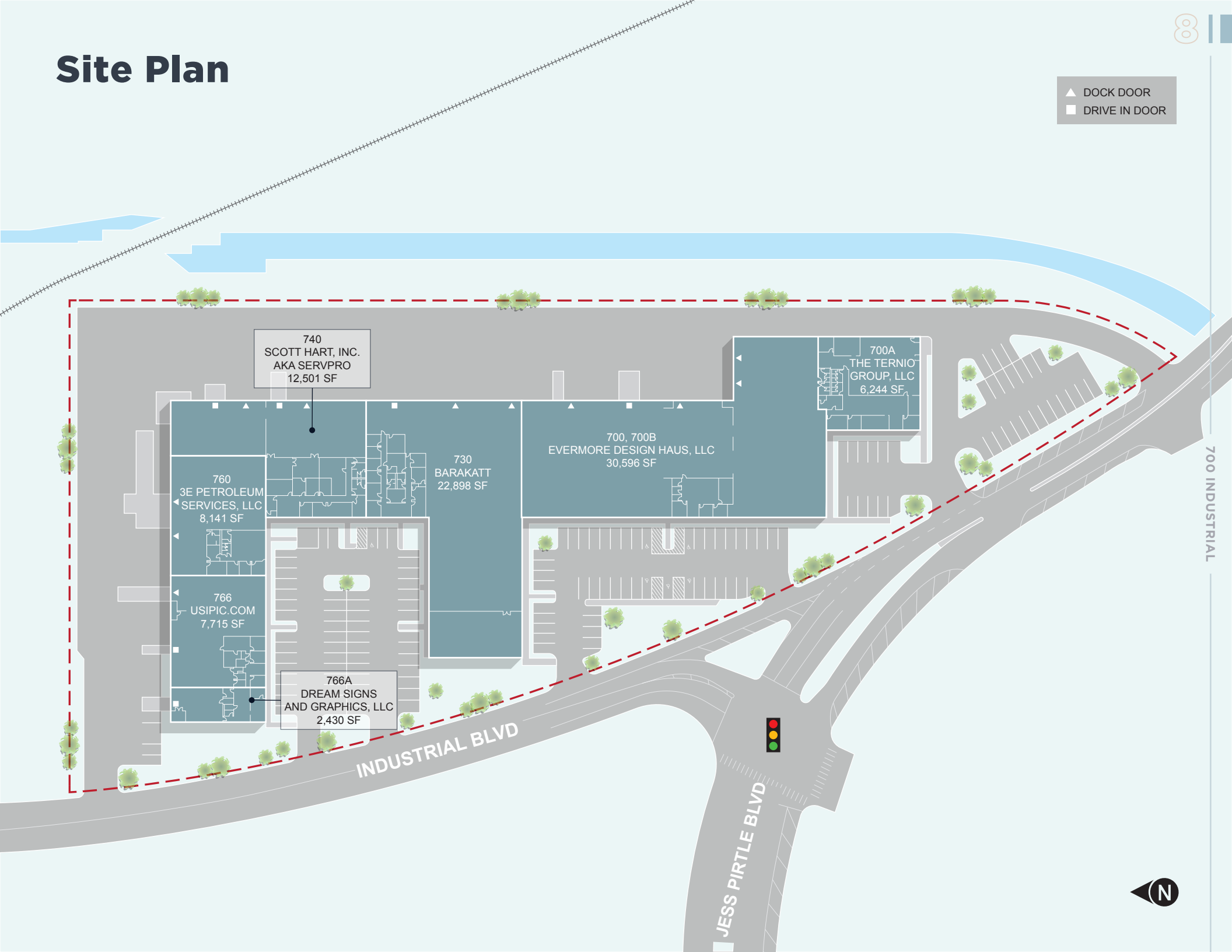


POPULATION GROWTH (2015-2025)



Site Plan

- ▲ DOCK DOOR
- DRIVE IN DOOR



700 INDUSTRIAL

INDUSTRIAL BLVD

JESS PIRTLE BLVD



Photo Gallery



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