

TWO PROPERTY INDUSTRIAL PORTFOLIO

HOUSTON, TEXAS



900 GEORGIA AVE, DEER PARK, TX

4812 GULF FREEWAY, HOUSTON, TX



Publico Press

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EXECUTIVE SUMMARY

THE OFFERING

On behalf of Mohegan Capital, we are pleased to offer for sale an Industrial portfolio of two assets located in Houston, TX, the 4th largest city in the US. The uniqueness of these two assets in the markets they serve, make this a highly desirable offering based on the demand for Ecommerce throughout our communities applying to the Amazon lot at 4812 Gulf Freeway asset and the strategic location of 900 Georgia in the largest energy producing corridor in North America.

900 Georgia -

Containing approximately 129,807sf on 18.4 acres fully paved, 900 Georgia, is in the epicenter of the major PetroChemical Gulf Coast corridor in Deer Park, TX. The class A office and state of the art manufacturing features of this building along with paved outside storage are in short supply and great demand along this massive energy corridor. Built by Hydrochem for consolidation of various locations across the gulf coast area, this property has served Hydrochem/PSC well in its expansion of services and customers since its inception.

4812 Gulf Freeway -

The Ecommerce boom taking place across all of the nation and world, has created a significant demand for fleet and trailer parking that continues to remain in short supply with increasing demand. Amazon has this approximately 10.5 acre paved property under a long term lease to run their van fleet for their last mile deliveries. Located near the highly dense area surrounding the Houston CBD, places this property in a rare and unique position where large parking sites are almost non-existent.

The sale process will be conducted along the lines of a more conventional process whereby due diligence materials will be provided for buyer's thorough analysis followed by a subsequent call for offers.

This portfolio can be purchased as a whole as well with consideration for splitting it up as a one asset purchase.



MAJOR ENERGY PRODUCER CORRIDOR

900 GEORGIA IS LOCATED IN DEER PARK, TX, HOME TO THE LARGEST CONCENTRATION OF PETROCHEMICAL MANUFACTURERS AND PRODUCERS IN THE U.S.

IN THE SHADOWS OF HOUSTON CBD

4812 GULF FREEWAY IS LOCATED WITHIN 2 EXITS OF HOUSTON'S CBD, THE 4TH LARGEST CITY IN THE U.S.

NATIONAL CREDIT TENANTS

TENANTS INCLUDE AMAZON TO PARK THEIR LAST MILE FLEET AND HYDROCHEM PSC, THE LEADING PROVIDER OF INDUSTRIAL CLEANING SOLUTIONS TO THE PETROCHEMICAL AND OTHER ENERGY END-MARKETS.

PROJECT OVERVIEW

900 GEORGIA AVE
DEER PARK, TX



129,807 SF

TWO BUILDINGS

OFFICE

74,471 sf - 2 story with elevator

WAREHOUSE

54,519 sf



| | |
|-----------------|--|
| Type | Office / Industrial - outside storage |
| Tax ID/APN | 0402180040030, 1053050000042 |
| Floodplain | Zone AE - not in 100 year flood plain |
| Zoning | M1 - Industrial Parks |
| Land | 18.4 ac. |
| Building | 129,807 sf; two buildings |
| Office | ±74,471 sf - 2 story with elevator |
| Warehouse | ±54,519 sf |
| Construction | Steel, masonry, and brick |
| YOC | 1998/2017 |
| Clear Height | 30' |
| OH Doors | 20 |
| Cranes | Four 5-ton; one 10-ton; two 15-ton |
| Parking | 259 spaces |
| Outside Storage | 6.25 Acres of paved/stabilized outside storage |

PROJECT OVERVIEW

4812 GULF FREEWAY HOUSTON, TX



LAND

10.5 AC. - PAVED

BUILDINGS

50,731 SF (FIVE BUILDINGS) - (NOT INCLUDED IN AMAZON LEASE)



| | |
|--------------|--|
| Type | Last Mile Fleet Parking / Multiple Warehouse Buildings |
| Tax ID/APN | 118-660-001-0001 |
| Floodplain | Zone X |
| Zoning | None |
| Land | 10.5 ac. - paved |
| Building | 50,731 sf; five buildings (not included in Amazon lease) |
| Office | 2,042 sf |
| Construction | Metal |
| YOC | 1950 |
| Clear Height | 14' |
| Parking | Open |

LEASE ABSTRACTS

900 GEORGIA AVE

TENANT: HYDROCHEMPSC (92,932 SF)

Term July 18, 2006 to July 31, 2028

Net Rent \$68,769 monthly (\$825,228 annually)

Expenses NNN

Escalations 2.00% annually

Renewal One (1) Five (5) year at FMV

TENANT: SGS NORTH AMERICA, INC. (26,891 SF)

Term September 1, 2011 to March 31, 2023

Total Rent \$30,000 monthly (\$360,000 annually)

Expenses Gross

Escalations \$32,000 per month April 1, 2022

Renewal No option

VACANT OFFICE SF: 8,000 SF

Term TBD

Net Rent \$5,854 monthly (\$70,239 annually - Proforma)

Expenses NNN

LEASE ABSTRACTS

4812 GULF FREEWAY

TENANT: AMAZON.COM SERVICES, INC. (UNCOVERED AREAS ONLY)

| | |
|--------------|---|
| Guarantor: | Amazon.com, Inc. |
| Term: | March 2, 2020 to March 31, 2030 (tenant termination option at month 42) |
| Net Rent: | \$34,103 monthly (\$409,236 annually) |
| Expenses: | NNN |
| Escalations: | 1.50% annually |
| Renewal: | Two (2) Five (5) year at FMV |

TENANT: GOLD WING DELIVERY, LLC - 24,568 SF (2 BUILDINGS)

| | |
|-----------|---|
| Term: | February 1, 2021 to February 28, 2022 (landlord termination option) |
| Net Rent: | \$2,815.75 monthly (\$33,789 annually) |
| Expenses: | Absolute net |
| Renewal: | No option |

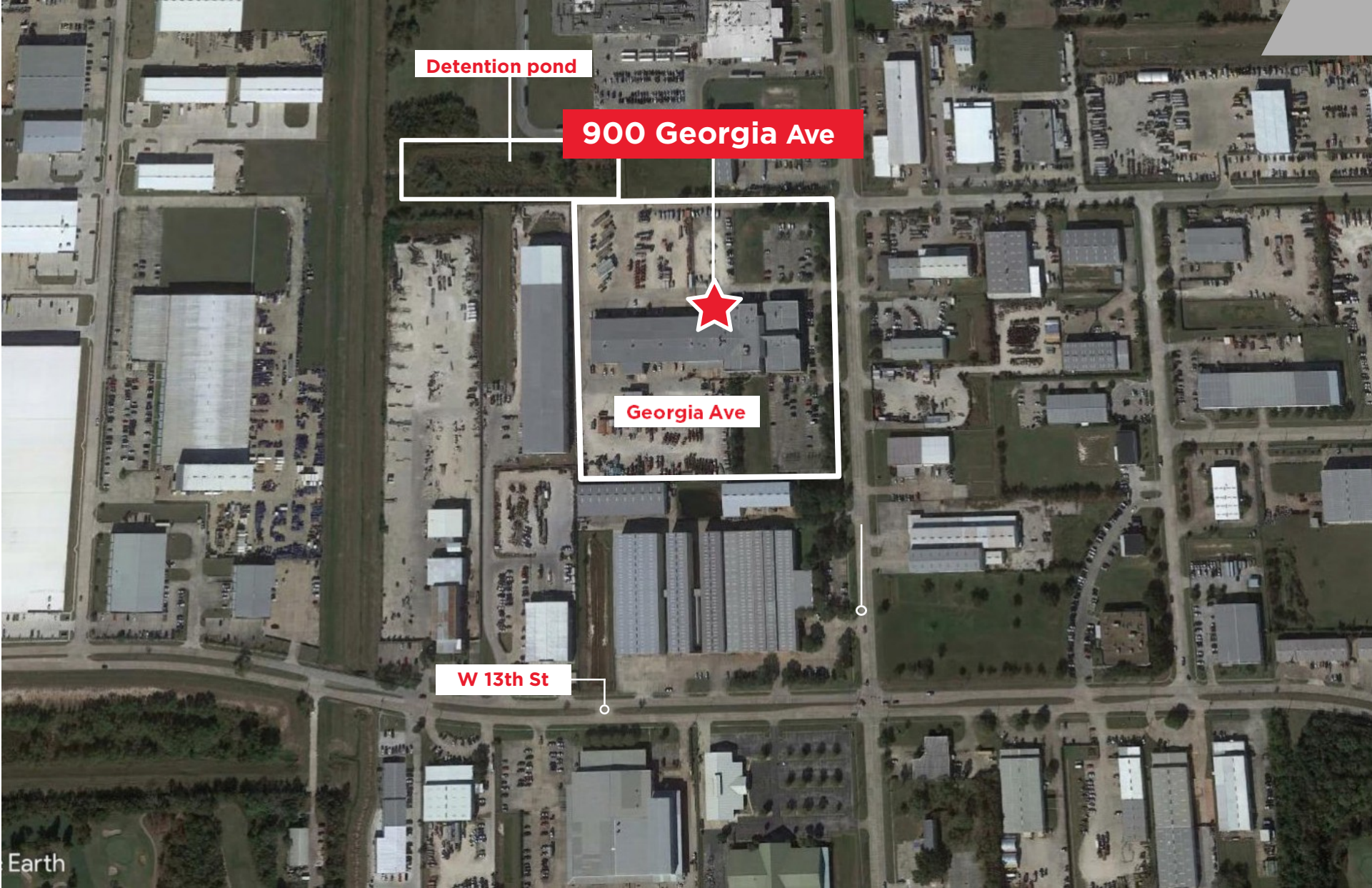
LOCATION OVERVIEW

900 GEORGIA AVE



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LOCATION OVERVIEW

4812 GULF FREEWAY



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4812 GULF FREEWAY





TENANT PROFILE

900 GEORGIA AVE



With over 5,500 employees, located in over 90 facilities across the country, HydroChemPSC has the operational size and geographic breadth to service clients regardless of size or location. HydroChemPSC-owned assets, combined with our innovative, service-oriented management culture, help make us the industry leader in providing comprehensive industrial services. We provide innovation and the latest technology in a consolidated services model to the energy market.

We never compromise on safety or the environment. We offer our clients the financial strength and resources of a large company with the responsiveness, regional knowledge and personalized attention of a local provider.

Source: hydrochempsc.com



TENANT PROFILE

4812 GULF FREEWAY



Amazon is guided by four principles: customer obsession rather than competitor focus, passion for invention, commitment to operational excellence, and long-term thinking. Amazon strives to be Earth's most customer-centric company, Earth's best employer, and Earth's safest place to work. Customer reviews, 1-Click shopping, personalized recommendations, Prime, Fulfillment by Amazon, AWS, Kindle Direct Publishing, Kindle, Career Choice, Fire tablets, Fire TV, Amazon Echo, Alexa, Just Walk Out technology, Amazon Studios, and The Climate Pledge are some of the things pioneered by Amazon.

Source: aboutamazon.com/about-us



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