



101 W Ceres Blvd, Vicksburg, MS 39183

**Leased
Investment Opportunity**

Offering Memorandum



MATTHEWS™

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| Executive Summary

101 W Ceres Blvd in Vicksburg, MS presents an exceptional and rare opportunity to purchase a $\pm 92,182$ SF industrial facility situated on ± 20 AC directly in an active industrial corridor. The facility is leased to Hitachi Energy USA, a leader in the power and automation technologies industry.

Hitachi Energy has maintained strong global performance driven by expanding utility-scale power projects, further reinforcing their operations. The tenant recently executed a 10-year lease with 2.75% annual increases and (2) 5-Year options.



Investment Highlights

Property Highlights

- **10-Year Lease:** Hitachi Energy USA Inc. recently executed a 10-year lease with Two, 5-Year options.
- **High Growth & Economic Relevance:** Hitachi recently announced a significant investment of over \$1 Billion USD to expand manufacturing operations in the U.S. demonstrating a strong growth focus, stability, and commitment to the site.
- **Strong Rent Growth:** This lease consists of 2.75% annual rent increases offering long-term upside.
- **Advantageous Location:** This property benefits from its direct access to I-20 and is well located in an active industrial corridor — situated in the Ceres Industrial Park.
- **Functional & Well-Equipped Facility:** Situated on ±20 AC, this ±92,178 SF this facility boasts tall clear heights and is equipped with an ample amount of power creating operational efficiency for manufacturing and distribution activities.



Lease Overview

Lease Overview

Tenant	Hitachi Energy USA Inc
Annual Increases	2.75%
Rent Commencement	2/1/2026
Lease Expiration	1/31/2036
Renewal Options	Two, 5-Year Options w/ 2.75% Annual Rental Increases Continued
Year 1 NOI	\$373,068*
Year 1 Pro Forma NOI	\$553,068
Cap Rate	7.05%
Price	\$7,844,936

*Year 1 rent reflects 30,000 SF abatement through 1/31/27 (\$373,068 actual collections). Seller to credit buyer \$180,000 at closing (prorated at \$15,000/month based on closing date) to equalize to full year 1 rent.



Landlord vs Tenant Responsibilities

Landlord

- **Structural Maintenance & Repairs:** All maintenance and repairs to foundation, exterior walls, and structural components of the Building
- **Replacements - Full Cost:** Foundation, exterior walls, structural components, roof, sprinkler system
- **Building System Replacements:** Electrical, plumbing, and HVAC system replacements

**If replacement exceeds \$50,000, Tenant reimburses Landlord through amortized monthly payments at WSJ Prime Rate + 2% over useful life of replacement*

Tenant

- **All real property taxes, personal property taxes, assessments, and governmental charges**
- **Utilities**
- **Maintenance & Repairs (All Costs):** Premises including roof & sprinkler system, all mechanical systems with preventative maintenance program
- **Insurance**



| Property Photos





I-20 Hwy
±30,000 VPD



Henry Lake Rd



Subject Property



| Property Overview

Property Overview

Address	101 W Ceres Blvd
City	Vicksburg
State	MS
Zip Code	39183
RBA	±92,178 SF
Dock Doors	8
Drive-In Doors	3
Year Built	2002
Land Area	±20 AC
Coverage	10.58%



| Property Improvements

Ownership to make the following improvements listed below as part of a TI package:

- 60 mil TPO overlay with 20-year warranty
- Floor Patching up to (20) x 12" diameter
- Floor Removal & Replace (900 SF x 6")
- Dock Leveler Pit/Angle Repair (2)
- Dock Weatherstripping & Adjusting Doors (10)
- MEP Analysis, Bulbs, misc.
- IMP Patching Skin & Caulking
- Broom Clean Overhead Structure/Suspended Lights/Duct
- Exhaust Fan Repair (1)
- Miscellaneous Door & Other Repairs
- Repair, Re-Align, add New Base Girt (100') & 8' Galvanized Linear Panel ($\pm 4,000$ SF)



Rent Schedule

YEAR	PERIOD	RENT/SF	MONTHLY RENT	ANNUAL RENT	INCREASES
1	2/1/26 - 1/31/27	\$6.00	\$31,089.00	\$373,068.00*	2.75%
2	2/1/27 - 1/31/28	\$6.17	\$47,356.45	\$568,277.37	2.75%
3	2/1/28 - 1/31/29	\$6.33	\$48,658.75	\$583,905.00	2.75%
4	2/1/29 - 1/31/30	\$6.51	\$49,996.87	\$599,962.39	2.75%
5	2/1/30 - 1/31/31	\$6.69	\$51,371.78	\$616,461.35	2.75%
6	2/1/31 - 1/31/32	\$6.87	\$52,784.50	\$633,414.04	2.75%
7	2/1/32 - 1/31/33	\$7.06	\$54,236.08	\$650,832.92	2.75%
8	2/1/33 - 1/31/34	\$7.25	\$55,727.57	\$668,730.83	2.75%
9	2/1/34 - 1/31/35	\$7.45	\$57,260.08	\$687,120.93	2.75%
10	2/1/35 - 1/31/36	\$7.66	\$58,834.73	\$706,016.75	2.75%

*Base rent for 30,000 SF is abated. Since year 1 rent is discounted, seller will provide a credit at closing to buyer to make it a "full" year 1 rent.



| Tenant Overview

Year Founded
2021

Ownership Status
Subsidiary of
Hitachi Ltd

Headquarters
San Jose, CA

Credit ratings
S&P: A
Moody's: A2



Tenant Overview

Hitachi Energy USA Inc. is a key U.S. subsidiary of Hitachi Energy Ltd., a global leader in power grid technologies and electrification solutions. With an operational footprint in over 140 countries, the company serves critical sectors such as utilities, industry, and infrastructure, providing high-voltage transformers, grid automation systems, and digital energy management solutions. As a tenant, Hitachi Energy USA represents a high-quality, mission-critical occupant backed by an investment-grade global parent. Its operations in the United States play a central role in supporting the nation's energy infrastructure, renewable integration, and grid modernization efforts. The company benefits from robust demand tailwinds driven by decarbonization, electrification, and infrastructure investment.

Hitachi Energy traces its roots through legacy engineering and electrical manufacturing companies, including ABB, GE, and Westinghouse, with the modern-day entity formed in 2021 through a joint venture that was later fully acquired by Hitachi Ltd. The parent company, Hitachi Ltd. (TSE: 6501), is publicly traded and maintains strong investment-grade credit ratings, with an "A" rating from S&P and an A2 rating from Moody's. Hitachi Energy USA is headquartered in San Jose, California, and supports a national footprint of manufacturing facilities, service centers, and engineering offices.

| Vicksburg, MS

Market Demographics



20,944

Total Population

\$42,484

Median HH Income

8,158

of Households

57.8%

Homeownership Rate

8,264

Employed Population

25.3%

% Bachelor's Degree

39

Median Age

\$117,000

Median Property Value

Local Market Overview

Situated on the high banks of the Mississippi River at the convergence of major freight, rail and highway corridors, Vicksburg offers a unique legacy market combining industrial/logistics and professional service demand. The city benefits from a large U.S. Army Corps of Engineers presence, river port operations and Interstate 20 connectivity, providing a stable base of employment and export-oriented infrastructure. On the amenity side, the downtown and riverfront areas are undergoing reinvestment, giving tenants and users access to improving quality-of-life infrastructure including restaurants, historic districts and waterfront trails.

That said, the city faces headwinds in population and income growth, and office/industrial investment must be calibrated accordingly. For an asset positioned at 101 W Ceres Blvd, the value proposition includes functional highway frontage, proximity to the Port of Vicksburg and a cost structure likely below peer metros. A buyer should target users seeking value, accessibility and a regional source of space rather than trophy suburban product found in larger MSAs.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	1,019	3,556	16,214
2030 Population	902	3,262	14,729
2025 Population Projection	841	3,080	13,857
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	376	1,368	6,415
2025 Households	334	1,261	5,851
2030 Household Projection	313	1,193	5,522
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$91,333	\$85,904	\$69,140

| Economic Drivers

Port access and federal engineering anchor the Vicksburg economy.

Interstate 20 and the Mississippi River corridor position the city as a logistics and research hub.

Economic Drivers

Located at the riverfront and situated on Interstate 20 and U.S. Highways 61/27, Vicksburg enjoys strategic transportation advantages that support manufacturing, logistics, and government research. The top employers include the U.S. Army Engineer Research & Development Center and other Army Corps of Engineers units, along with private sector firms such as the Ergon Refinery. The nearby Port of Vicksburg handles millions of tons of freight annually, underpinning the transport and logistics sector.

Primary Industries

- Government / Engineering & Research
- Logistics / Freight / River Port
- Manufacturing / Refining
- Health Care & Social Assistance
- Retail & Hospitality

Top Employers

- U.S. Army Engineer Research & Development Center
- Ergon Refinery
- Ameristar Casino Vicksburg
- Walmart / Home Depot
- Tyson Foods / Associated Manufacturing

±53 Miles

Distance to Jackson, MS



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **101 W Ceres Blvd, Vicksburg, MS 39183** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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