

NOW PRE-LEASING

HERCULES BUSINESS PARK

0 Hercules Ave, Houston, TX 77058

PROPERTY HIGHLIGHTS

- ▶ Brand new industrial flex suites in three sizes: 825 SF, 1,000 SF, and 1,100 SF — 46 units total
- ▶ 17 ft clear heights with 10×12 grade-level roll-up doors for easy loading and equipment access
- ▶ Each unit includes warehouse space, private office, and bathroom — move-in ready
- ▶ Located at the corner of Hercules Ave and El Camino Real in the Clear Lake / NASA corridor with quick access to I-45 South and Bay Area Blvd
- ▶ Ideal for contractors, e-commerce, trades, small manufacturers, and service businesses
- ▶ Owner operated with on-site management by Allon Investments

ALLON INVESTMENTS

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DEVELOPMENT PREVIEW

Hercules Business Park · 0 Hercules Ave, Houston, TX 77058



Exterior Rendering — New Construction



Aerial View — Development Site at 0 Hercules Ave

AVAILABLE SPACE

Hercules Business Park · New Construction · 46 Units

46

TOTAL UNITS

825–1,100

UNIT SIZE RANGE (SF)

Q2 2027

ESTIMATED DELIVERY

UNIT TYPE	SIZE (SF)	FEATURES	STATUS
Warehouse / Flex	1,100 SF	10×12 roll-up door, warehouse space, private office, bathroom	PRE-LEASING
Warehouse / Flex	1,000 SF	10×12 roll-up door, warehouse space, private office, bathroom	PRE-LEASING
Warehouse / Flex	825 SF	10×12 roll-up door, warehouse space, private office, bathroom	PRE-LEASING

New Construction

BUILDING TYPE

17 Ft

CLEAR HEIGHTS

10×12

ROLL-UP DOORS

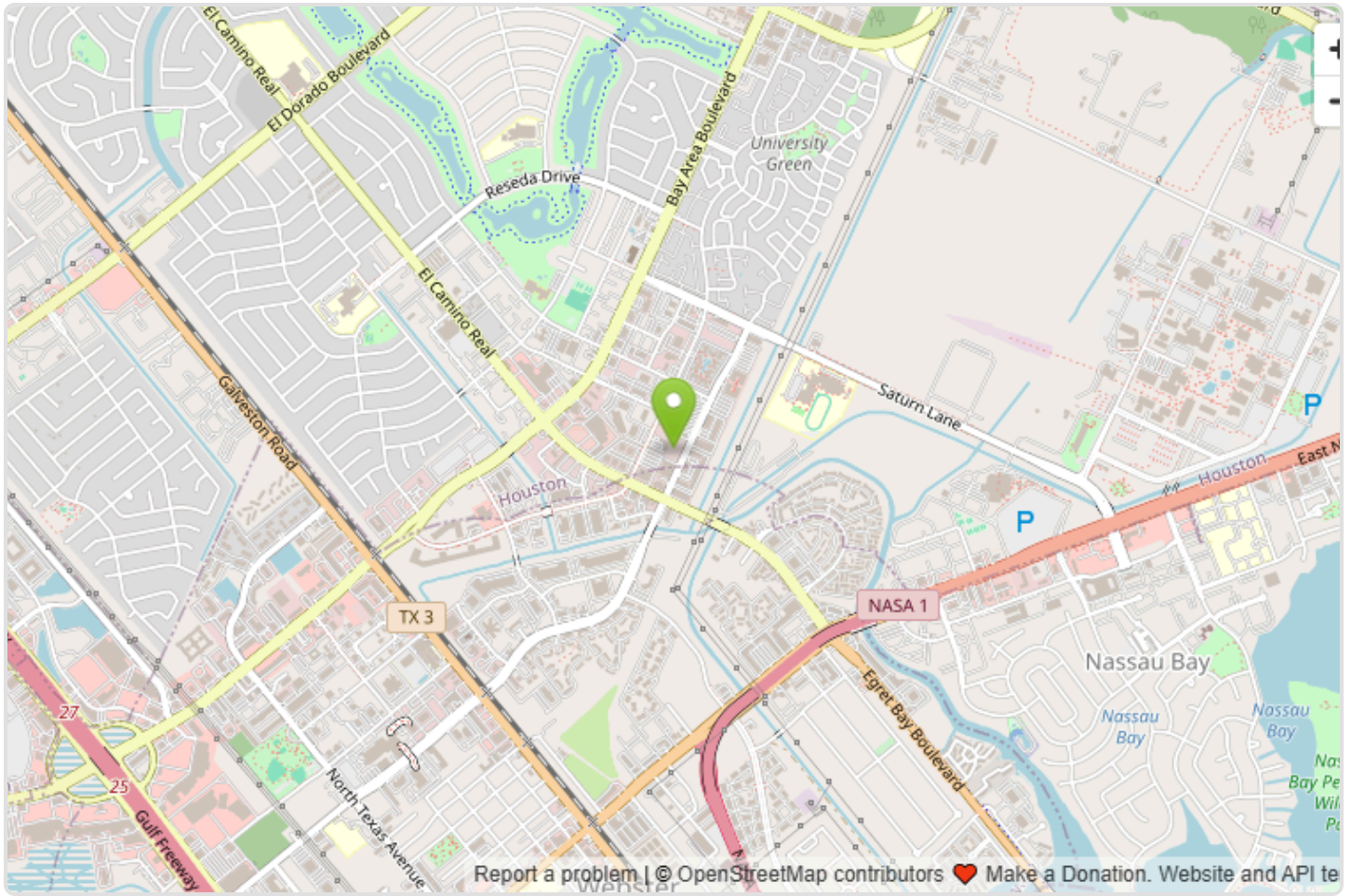
Owner Operated

MANAGEMENT

Units may be combined for larger requirements. All spaces delivered in warm-shell condition. Contact Allon Investments for pricing, availability, and tour scheduling.

LOCATION

0 Hercules Ave, Houston, TX 77058



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|-----------------------------------|-------|-----------------------------------|--------|
| ● I-45 South Freeway | 4 mi | ● Bay Area Blvd Corridor | 1.5 mi |
| ● NASA / Johnson Space Center | 2 mi | ● Baybrook Mall / Retail Corridor | 5 mi |
| ● Ellington Field / Spaceport | 10 mi | ● Downtown Houston | 28 mi |
| ● Beltway 8 / Sam Houston Tollway | 9 mi | ● Hobby Airport (HOU) | 18 mi |