

LAKE JACKSON, TEXAS

OLIN

TECHNOLOGY &
ADMINISTRATION
CENTER



Investment-Grade, Long-Term, Single-Tenant Net Lease
Highly-Attractive, Below-Market Assumable Debt

EXECUTIVE SUMMARY





THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the Olin Technology and Administrative Center (the “Property”), a mission-critical, purpose-built facility for the Olin Corporation (“Olin”) totaling 62,500 square feet and located in Lake Jackson, part of the Southwest Far submarket of Houston, Texas. The property is strategically located along State Highway 332, which interconnects with State Highway 288 that leads directly into the Houston CBD. Completely gutted and renovated in 2020 to Olin’s specifications, the Property serves as the headquarters for the company’s Gulf Coast operations and its largest facility worldwide. Olin originally signed a 15-year NNN lease at the Property, and there is 9.8 years of weighted average lease term remaining with two five year renewal options. The opportunity features assumable debt at a highly-attractive, below-market rate.

Located approximately 52 miles south of the Houston CBD, Lake Jackson is part of the greater Brazosport community along the Gulf Coast that has been the recipient of billions of dollars in investment, is home to Port Freeport, and features significant facilities operated by Dow Chemical, BASF, Phillips 66, Olin, Freeport LNG, and the Wood Group, among others.

\$1,375,000

ANNUAL NOI

\$442,845

ANNUAL DEBT
SERVICE

3.785%

LOAN INTEREST
RATE



INVESTMENT HIGHLIGHTS



Long-Term, NNN Lease to Investment-Grade Quality Tenancy



Mission-Critical, Purpose-Built Facility



Strategic Location



Below-Market Assumable Debt

ASSET OVERVIEW



604 TX-332, Lake Jackson, TX 77566



62,500 Square Feet



Fully Renovated in 2020, Including
Interior, Exterior, Roof, and All Systems



4.7 / 1,000 SF Parking Ratio



One Story with a Mezzanine



9.8 Years WALT



100% Leased



5.07 Acres







LONG-TERM, NNN LEASE TO INVESTMENT-GRADE QUALITY TENANCY

>> 9.8 years of weighted average lease term remaining on what was originally a 15-year lease; includes two five-year renewal options

>> High-quality, investment-grade tenancy -
Olin Corporation: Fitch (BBB-)





OLIN

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MISSION-CRITICAL, PURPOSE-BUILT FACILITY



HQ location for Olin's Texas operations



Olin had the existing building fully gutted and renovated to its specifications and requirements, including the roof and all building systems



Base of operations for all regional plant activities, including leadership, human resources, training and medical



Proximate to Olin's facilities located within the Dow Chemical Complex in neighboring Freeport, the largest integrated chemical manufacturing site in the United States





STRATEGIC LOCATION



Situated within Lake Jackson along State Highway 332, which interconnects with State Highway 288 and into the Houston CBD



Proximate to a full host of amenities, including restaurant, retail, hotel, and residential



Port Freeport, with an annual impact of over \$157 billion, is one of the most important ports in the United States





MAMMOTH LAKE

OLIN
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TEXAS 288 FRONTAGE RD
332

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