



101 W Ceres Blvd, Vicksburg, MS 39183

Leased
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Jay Reeves, SIOR

First Vice President

(615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

Jonathan Ghertner

Senior Associate

(615) 283-7374

jonathan.ghertner@matthews.com

License No. 372959 (TN)

Phillip Carpenter

Broker of Record

License No. C-11708 (MS)

Capital Markets

Andrew Marcus

First Vice President, Capital Markets

andrew.marcus@matthews.com

MATTHEWS™





Table of Contents

01 | Executive Summary

02 | Financial Overview

03 | Tenant Overview

04 | Market Overview

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





Ceres Blvd

Henry Lake Rd



I-20 Hwy
±30,000 VPD

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 has made the following improvements:

- 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.

Hitachi Energy USA Locations

14100 Alondra Blvd, Santa Fe Springs, CA — Service Center

101 Kuhlman Dr, Crystal Springs, MS — Manufacturing / Service Center

26061 Hwy 27 South, Crystal Springs, MS — Warehouse

127 Interstate Dr, Richland, MS — Manufacturing / Warehouse

113 I-55 West Frontage Rd, Terry, MS — Warehouse

500 W Highway 94, Jefferson City, MO — Manufacturing / Service Center

220 James Jackson Ave, Cary, NC — Manufacturing

901 Main Campus Dr, Raleigh, NC — Service Center

940 Main Campus Dr, Raleigh, NC — Service Center

1345 Express Dr, Raleigh, NC — Service Center

3600 NE Huffman St, Portland, OR — Operations / Service

231 Theobald Ave, Greensburg, PA — Lab / Service Center

100 Distribution Circle, Mount Pleasant, PA — Manufacturing / Service Center / Warehouse

1001 Technology Dr, Mount Pleasant, PA — Warehouse

1133 South Cavalier Dr, Alamo, TN — Manufacturing / Service Center / Warehouse

3151 Briarpark Dr, Houston, TX — Operations / Customer Support

222 Mountain Empire Rd, Atkins, VA — Manufacturing

171 Industry Dr, Bland, VA — Manufacturing / Service Center / Warehouse

2121 Philpott Rd, South Boston, VA — Service Center

2135 Philpott Rd, South Boston, VA — Manufacturing / Service Center

Data Centers-Hitachi Energy's Key Role

Data centers have become foundational to the U.S. economy, supporting cloud computing, artificial intelligence, financial systems, healthcare records, national security, and everyday digital services. As AI workloads and hyperscale cloud platforms expand, electricity demand from data centers is rising rapidly, making reliable, high-capacity power infrastructure a national priority. Regions such as United States are seeing unprecedented grid expansion needs driven largely by digital infrastructure growth.

Hitachi Energy plays a critical role in enabling this expansion by supplying large power transformers, high-voltage switchgear, grid automation systems, and HVDC transmission technology that move electricity from generation sources to data center campuses reliably and efficiently. Its continued investment in U.S.-based transformer manufacturing and grid modernization strengthens domestic supply chains and shortens delivery timelines for mission-critical equipment. The footprint in Mississippi is essential to Hitachi's broader U.S. manufacturing network. These facilities contribute to Hitachi Energy's transformer production capacity in North America, alongside other transformer factories in Virginia, Missouri, and Tennessee.

Mississippi has quickly become a significant hub for digital infrastructure — driven by major investments from hyperscale cloud operators and AI companies, adding substantial computing capacity and economic activity.

Hitachi Energy's investment in Mississippi directly supports this growth, and their manufacturing presence positions the state as both a host of digital infrastructure and a critical supplier of the power equipment that makes that infrastructure possible. Notable data center projects in the area include:

- **Amazon Web Services — Madison County**
- **Amazon Web Services — Warren County / Vicksburg Data Center**
- **xAI — Southaven**
- **AVAIO Digital — Brandon**

As data center development accelerates in Mississippi and across the Southeast, proximity to domestic transformer manufacturing has become a strategic advantage. Through expanded manufacturing capacity in Vicksburg and Crystal Springs, Hitachi Energy strengthens Mississippi's role in addressing one of the most significant bottlenecks in digital infrastructure growth. Mississippi is helping power the digital economy, with Hitachi Energy's presence positioning the state as an important contributor to the infrastructure backbone that enables modern data centers to operate and expand.

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 represents a legacy market supported by industrial, logistics, and professional service demand. The city benefits from a significant U.S. Army Corps of Engineers presence, active river port operations, and direct Interstate 20 access, creating a stable employment base and export-oriented infrastructure network. Complementing its industrial foundation, ongoing reinvestment in the downtown and riverfront districts is enhancing quality-of-life amenities, including restaurants, historic corridors, and waterfront trails.

Positioned near the Louisiana border and approximately 45 miles west of Jackson, Vicksburg provides strategic regional connectivity for distribution and manufacturing users. Multimodal transportation options including interstate access, rail service, and Mississippi River barge traffic support cost-efficient supply chain operations. Warren County's stable population base and workforce profile further reinforce the city's appeal for industrial expansion and long-term operational stability.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	902	3,262	14,729
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	334	1,261	5,851
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$85,904	\$69,140	\$79,688

Median Household Income Growth
Approximately +20-25% increase over the past decade

Per Capita Income Growth
Approximately +18% increase

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



MATTHEWS™

Exclusively Listed By

Jay Reeves, SIOR

First Vice President

(615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

Jonathan Ghertner

Senior Associate

(615) 283-7374

jonathan.ghertner@matthews.com

License No. 372959 (TN)

[Phillip Carpenter](#) | Broker of Record | License No. C-11708 (MS)

Capital Markets

Andrew Marcus

First Vice President, Capital Markets

andrew.marcus@matthews.com

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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.