

FedEx Express

Albany, NY



Call for Offers

Due Friday, June 21 at 5pm CDT

[Click Here for Website & Full Offering Memorandum](#)

Investment Summary

Stan Johnson Company is pleased to exclusively offer for sale the **FedEx Express distribution facility** located in **Menands (Albany), New York**. The Property is 100% leased to and occupied by FedEx Express under a net lease structure with just under 10 years remaining. Located in the Albany MSA in Central New York, the Property consists of a 131,007 SF distribution facility situated on approximately 31 acres. The improvements were originally constructed in 1998 as a build-to-suit for the Tenant. The current lease term, which expires in November 2028, features a scheduled rental increase of 2.5% on December 1, 2019 and subsequent annual rent increases of 2.5% through the remainder of the term.

Location Overview

With its location in central New York and proximity to many large metros, **Albany is one of the most prominent logistics markets in the state**, outside of New York City and Long Island. The metro supports **47 million SF of logistics space**, nearly double the amount of specialized industrial and flex space combined. Most of the metro's premier assets are located to the north of the central business district along its major roads, Interstates 90, 87 and 787, and various rail routes. The Capital Region employs over 14,000 individuals at hubs such as the Port of Albany, Port of Coeymans and fulfillment centers for companies such as Ace Hardware, Coca-Cola, FedEx, UPS and Target.

Investment Highlights



Strong Corporate Credit



Extraordinary Rent Increases



New 10-Year Lease Term



Attractive Logistics Location



Long-Term Occupancy

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