

# FedEx Express

Rochester, New York

Unpriced:

**Contact broker** for details



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Subject Property

## The Offering

Stan Johnson Company is pleased to exclusively offer for sale the FedEx Express distribution facility located 2580 Manitou Road in Rochester, New York (the "Property"). The Property is 100% leased to and occupied by Federal Express Corporation ("FedEx Express" or the "Tenant") under a net lease structure with just under 10 years remaining.

Located in the Rochester MSA in Western New York, the Property consists of a 111,741 SF distribution facility situated on 10.42 acres. The improvements were originally constructed in 1997 as a build-to-suit for the tenant and significant renovations were undertaken in 2007 and 2018.

Located on I-90 in Western NY, between Lake Ontario and the Finger Lakes wine country, the Rochester region is within 500 miles of one-third of the U.S. and Canadian populations.



### Current Base Rent

of \$912,182



### Rental Increases

Annual Rent Increases of 2.5%



### Strong Credit

FedEx Corporation holds an S&P rating of BBB/Stable



### Tenant Commitment

Recently Executed 10-Year Lease Renewal

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**Stan Johnson Co.**