



INDUSTRIAL PROPERTY FOR SALE

FEDEX SHIP CENTER

3323 6th Avenue RT 764, Duncansville, PA 16635

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3323 Route 764 | Duncansville, PA 16635

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FEDEX SHIP CENTER

3323 Route 764 | Duncansville, PA 16635

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price:	\$1,070,030
NOI:	\$69,552
Cap Rate:	6.5%
Land Acreage:	1.55 Acres
Building Size:	12,600
Price / SF:	\$84.92
Rent / SF:	\$5.52

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant's Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	5 Years
Commencement Date:	December 1st, 2020
Current Term Expiration:	November 30th, 2025
Options:	(2) Five Tear Options
Guarantor:	Federal Express Corporation

PROPERTY HIGHLIGHTS

- Tenant: FedEx Corporation (NYSE: FDX)
- Globally Recognized Tenant
- S&P "BBB" Bond Investment Grade Credit Rating
- Occupied Since 1990 | 30 Year Operating History
- 12,600 Square Foot Building Situated on 1.55 Acres
- Recent 5 Year Lease Renewal
- Double Net (NN) Lease Structure
- Minimal Landlord Responsibilities
- Population within a 10 Mile Radius Exceeds 125,000
- Duncansville is 90 Miles East of Downtown Pittsburgh
- This Building is Located off of Interstate 99

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TENANT PROFILE - FEDEX



FedEx Pickup and Special Delivery Options

OVERVIEW

Company:	FedEx
Founded:	1971
Total Revenue:	\$69.693 Billion
Net Income:	\$540 Million
Number Of Employees:	600,000+
Headquarters:	Memphis, Tennessee
Website:	www.fedex.com

TENANT HIGHLIGHTS

- FedEx Corporation is an import/export company, incorporated October, 1997
- The company is known for its overnight shipping service
- In 2018, FedEx expanded FedEx Ground U.S. operations to six days per week

TENANT OVERVIEW

FedEx Corporation is an American multinational courier delivery services company headquartered in Memphis, Tennessee. The name "FedEx" is a syllabic abbreviation of the name of the company's original air division, Federal Express (now FedEx Express), which was used from 1973 until 2000. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location (to help in finding lost packages), a feature that has now been implemented by most other carrier services.

FedEx Corporation is an import/export company, incorporated October 2, 1997, in Delaware. FDX Corporation was founded in January 1998 with the acquisition of Caliber System Inc. by Federal Express. With the purchase of Caliber, FedEx started offering other services besides express shipping. Caliber subsidiaries included RPS, a small-package ground service; Roberts Express, an expedited shipping provider; Viking Freight, a regional, less than truckload freight carrier serving the Western United States; Caribbean Transportation Services, a provider of airfreight forwarding between the United States and the Caribbean; and Caliber Logistics and Caliber Technology, providers of logistics and technology services. FDX Corporation was founded to oversee all of the operations of those companies and its original air division, Federal Express.



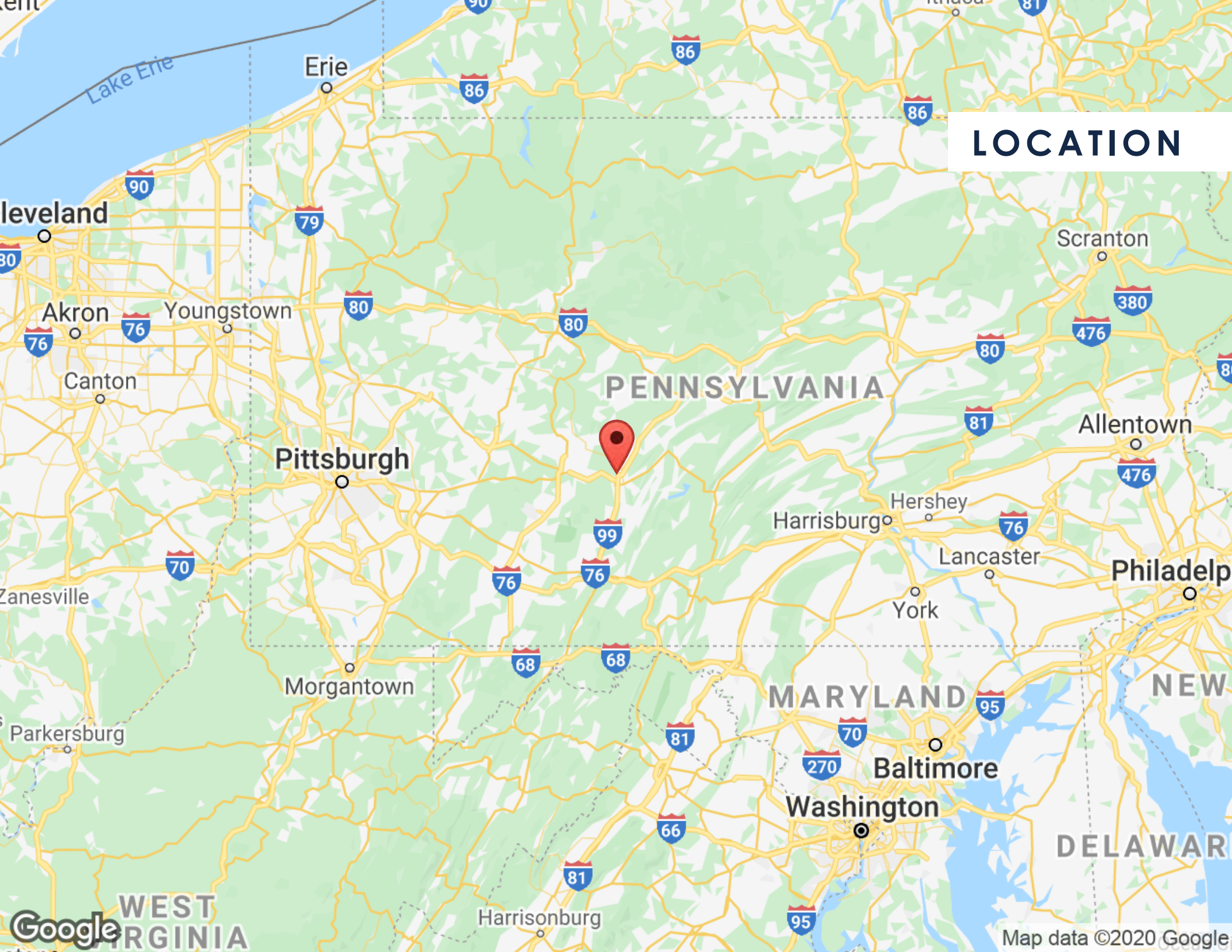








REGIONAL



LOCATION

PENNSYLVANIA

MARYLAND

NEW

DELAWARE

WEST VIRGINIA

Map data ©2020 Google

AERIAL

FEDEX SHIP CENTER

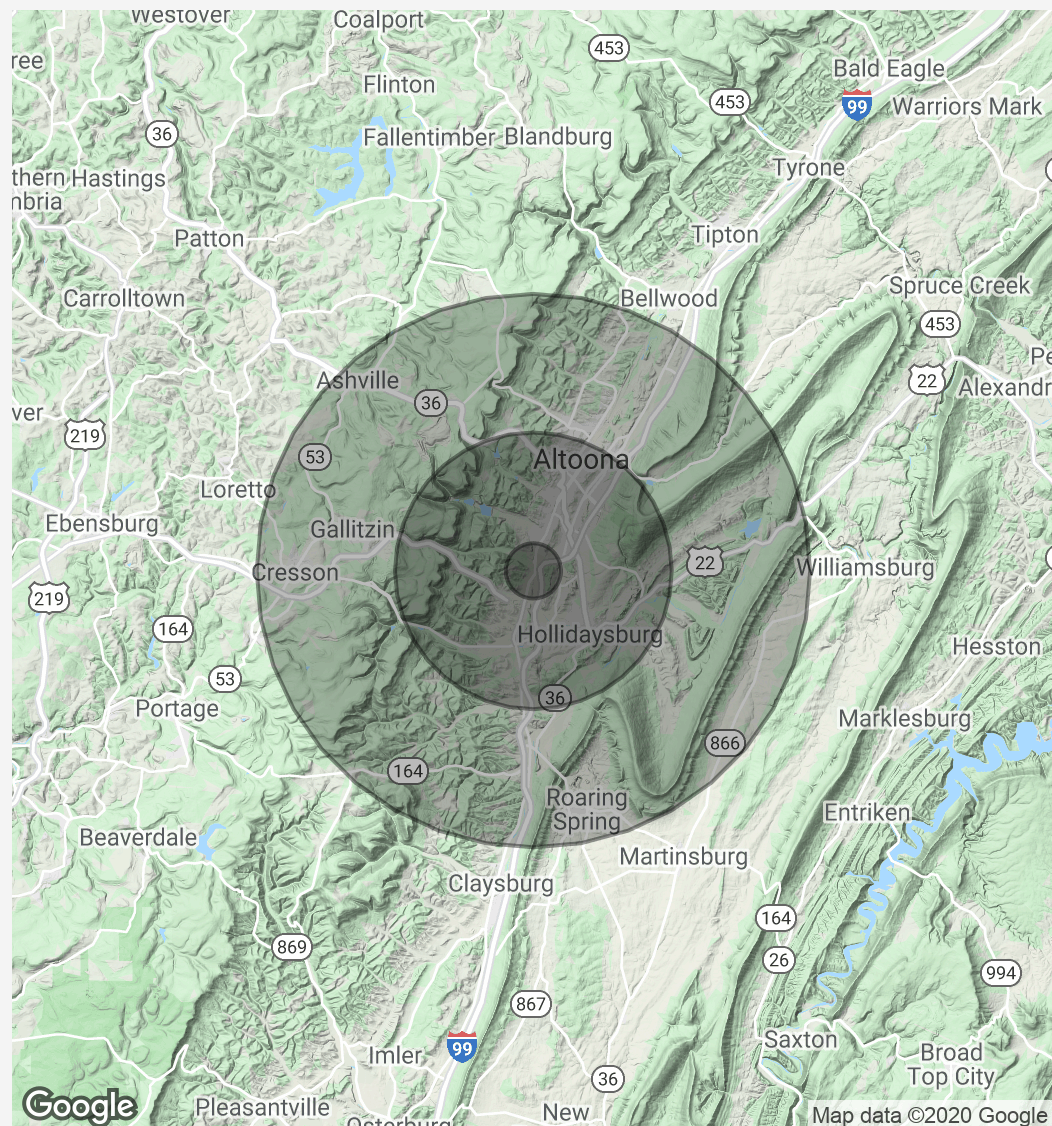
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,628	68,871	125,095
Average age	47.4	42.5	41.5
Average age (Male)	47.1	40.2	39.6
Average age (Female)	47.1	44.2	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,081	29,040	50,883
# of persons per HH	2.4	2.4	2.5
Average HH income	\$64,604	\$52,556	\$54,879
Average house value	\$129,641	\$121,427	\$132,986

* Demographic data derived from 2010 US Census



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