



O F F E R I N G M E M O R A N D U M

FEDEX GROUND

10262 CORPORATE DRIVE | GULFPORT, MS 39503

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No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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INVESTMENT OVERVIEW

10268 CORPORATE DRIVE | GULFPORT, MS 39503



Colliers International is pleased to present the investment opportunity for the FedEx Ground facility located at 10268 Corporate Dr, Gulfport, MS 39503. This single tenant industrial building is 40,595 SF and is situated on 9.21 acres in the Intraplex Industrial Park. This property was constructed in 2006 by Saad Development and has strong commitment from the tenant which is showcased by a recently executed 6-year renewal. With 15 years of operating history and over 5 years remaining on the base lease term, this investment allows for strong passive cashflow at a mission critical site.

FedEx Ground is a package shipping company that is a rapidly growing subsidiary of the FedEx Corporation. With over 600 operating facilities, and 70,000 motorized vehicles FedEx Ground can facilitate the delivery of over 9 million packages per day. Their parent company, FedEx Corporation, is the world's largest commerce provider and offers a broad range of services and solutions connecting markets that comprise more than 90% of the world's GDP. FedEx Corporation generated revenue of \$69.22 Billion in FY20.

This property is in a mission critical location in Gulfport Mississippi, with an investment grade tenant. FedEx has direct access to I-10, is less than 6 miles from the Gulfport-Biloxi International Airport (10-minute drive) and 10 miles away from Gulfport harbor (20-min drive). An ideal location for a transportation company. The GBP market is home to the largest employer in the state of Mississippi: Ingalls Shipbuilding, as well as the largest Chevron refinery in the world. This is a highly sought-after industrial market that has proven to be a fantastic location for FedEx.

INVESTMENT HIGHLIGHTS



INVESTMENT GRADE CREDIT TENANT (S&P: BBB)



RECENT 6-YEAR RENEWAL



MISSION CRITICAL LOCATION



BUILD-TO-SUIT CONSTRUCTION



MINIMAL LANDLORD RESPONSIBILITIES



ONLY FEDEX GROUND FACILITY WITHIN 54 MILES

PROPERTY OVERVIEW

10268 CORPORATE DRIVE | GULFPORT, MS 39503



PROPERTY DETAILS

Rentable Area	40,595 SF
% Leased	100%
Year Built	2006
Clear Height	15'
Site Area	9.21 AC
Coverage Ratio	.10 building FAR
Parking Ratio	65 Surface Spaces; 14 Trailer
Parking Ratio	2.9:1,000 SF
Dock Doors	11
Drive In Doors	8
Typical Column Spacing	42'
Construction Overview	Steel Masonry
Roof Type/ Cover	Metal
Roof Age	2006 - Repaired in 2011 & 2014
Fire Protection System	Sprinkled Fire Protection



TENANT OVERVIEW

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TENANT SUMMARY

Lease Commencement Date	September 11, 2006
Rent Commencement Date	September 11, 2006
Primary Term Expiration	August 31, 2026
Term Remaining on Lease (Years)	5.27
Lease Type	NN
Roof & Structure	Landlord's Responsibility
Lease Term	20 years
Increases	2% after 9/1/2021
Options to Renew	None
Options to Terminate	N/A
Right of First Refusal	N/A

FEDEX GROUND

Ownership	Public (NYSE: FDX)
Tenant	FedEx Ground Package Systems Inc.
Parent Company	FedEx Corporation
Revenue	\$65.45 Billion
Credit Rating	S&P: BBB
Corporate Bond Yield	3.65%
Website	FedEx.com
Headquartered	Moon Township, Pennsylvania
Founded	1985

THE DEVELOPER

10268 CORPORATE DRIVE | GULFPORT, MS 39503



ABOUT THE DEVELOPER

Saad Development Corporation has been in business since 1982 and has extensive experience in Build-to-Suit projects for FedEx Ground, FedEx Freight, FedEx Express and many more.
www.saad.com



NOTABLE PROJECTS

- **Tallahassee, FL:** 125,000 square foot Build-to-Suit development for FedEx Ground. Hard-wall, Class A Office Park.
- **Dallas, TX:** 117,000 square foot LEED- Certified Build-to-Suit development for FedEx Express. Situated on 16 acres and located directly adjacent to DFW International Airport.
- **Houston, TX:** 165,000 square foot FedEx Ground Build-to-Suit development on 19 acres, paired with an 88,550 square foot Build-to-Suit development of a FedEx Freight on 47 acres.
- **Erie, PA:** 64,401 square foot Build-to-Suit development for FedEx Ground on 8.3 acres.
- **Nashville, TN:** 81,829 square foot FedEx Express Build-to-Suit development on 10 acres.

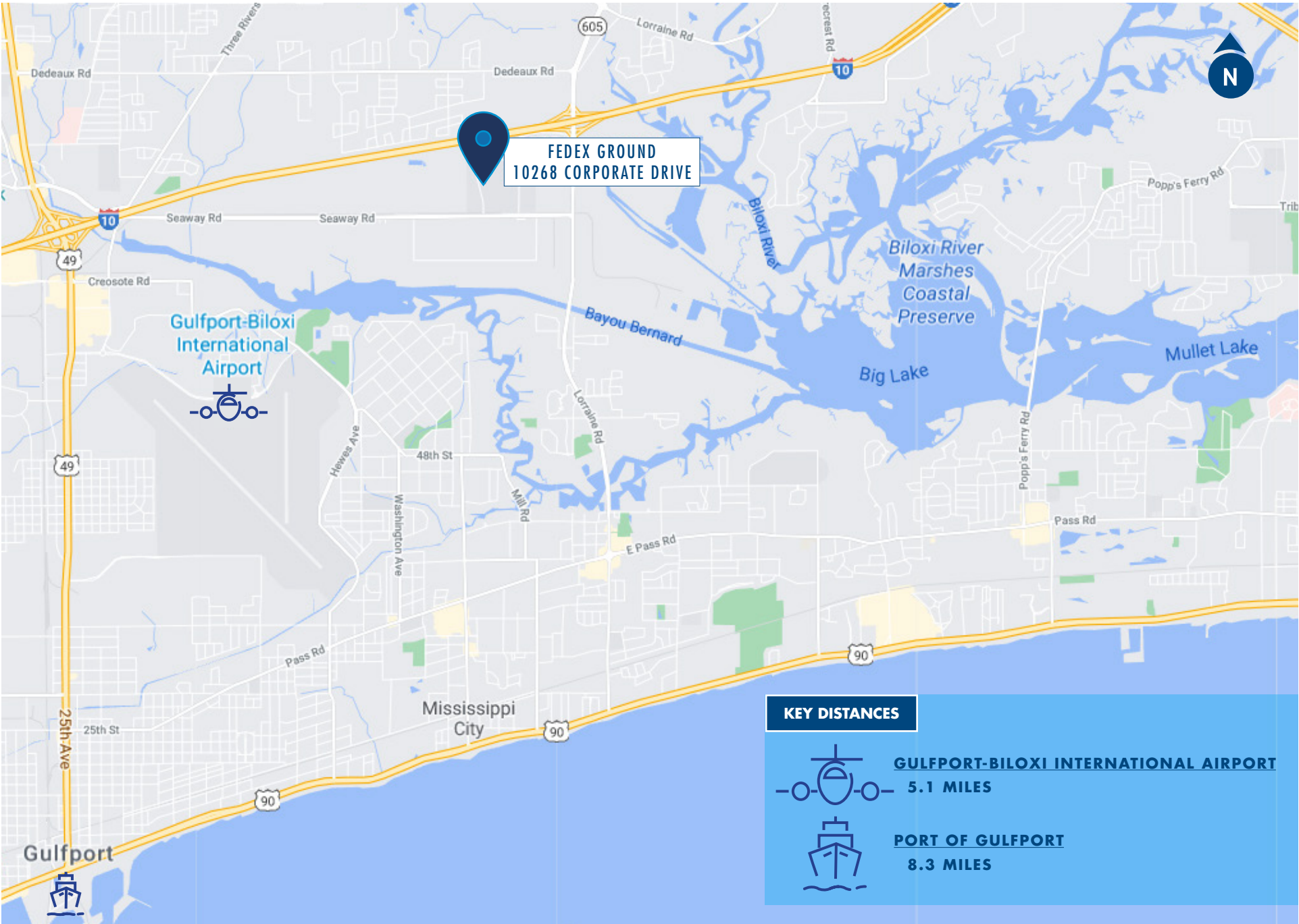
SERVICES

- Build-to-Suit Development
- Fee Development
- Site Selection and Control
- Due Diligence and Entitlement
- Sale-Leaseback
- Ground Leases
- Facility Expansion
- Brownfield and In-Fill
- Industrial and Commercial
- Land Development
- LEED and Green Development
- Fast-Track
- Terminals and Distribution Facilities



LOCATION MAP

10268 CORPORATE DRIVE | GULFPORT, MS 39503





BOUNDARY LINES ARE APPROXIMATE

NEIGHBORING TENANTS

10268 CORPORATE DRIVE | GULFPORT, MS 39503





 **OFFERING PRICE**
\$6,910,000 | \$170.22/SF

Net Operating Income (NOI)	\$414,418	Rentable Built Area (RBA)	40,595 SF
Cap Rate	6.00%	Lot Size (acres)	9.21
Price Per Square Foot	\$170.22	Year Built	2006
Rent Per Square Foot	\$10.21	Occupancy	100%

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	PRO FORMA CAP RATE
9/1/2019 - 8/31/2021	\$406,292	\$33,857.67	\$10.01	
9/1/2021 - 8/31/2026	\$414,418	\$34,534.82	\$10.21	6.00%



GULFPORT MISSISSIPPI

GULFPORT-BILOXI METRO AREA

POPULATION (2020)

204,933+

Gulfport is the second-largest city in Mississippi after the state capital, Jackson. Along with Biloxi, Gulfport is the other county seat of Harrison County and the larger of the two principal cities of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area, which is included in the Gulfport-Biloxi-Pascagoula, Mississippi Combined Statistical Area. As of the 2010 census, the city of Gulfport had a total population of 67,793, with nearly 400,000 in the metro area as of 2018. It is also home to the US Navy Atlantic Fleet Seabees.



POPULATION

In the identified area, the current year population is 79,037. In 2010, the Census count in the area was 73,736. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 81,730 representing a change of 0.67% annually from 2019 to 2024. Currently, the population is 49.3% male and 50.7% female.



HOUSEHOLDS

The household count in this area has changed from 524 in 2010 to 542 in the current year, a change of 0.37% annually. The five-year projection of households is 552, a change of 0.37% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 412 in the specified area.



INCOME

Current per capita income is \$17,890 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$20,267 in five years, compared to \$36,530 for all U.S. Households.



HOUSING

Currently, 56.5% of the 618 housing units in the area are owner occupied; 31.2%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 597 housing units in the area - 62.1% owner occupied, 25.6% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$114,935, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.77% annually to \$125,444.



OFFERING MEMORANDUM

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Accelerating success.

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