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INVESTMENT OVERVIFW

Investment Summary Investment Highlights

LEASE ABSTRACT

Lease Summary Rent Roll PROPERTY OVERVIEW

Property Images Location, Aerial & Retail Maps AREA OVERVIEW

City Overview Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

We Are Pleased to Exclusively Offer For Sale the 25,850 SF FedEx Corporation Located at 2007 N Federal Drive in Urbana, IL, Near the University of Illinois. This Opportunity Includes a High Quality, Credit-Tenant That Has Been Located at the Property Since 1990, Providing For a Secure Investment With an Established Tenant.

OFFERING SUMMARY

PRICE \$2,525,000

CAP 5.83%

NOI \$147,087

PRICE PER SF \$97.68

GUARANTOR Corporate

PROPERTY SUMMARY

ADDRESS

2007 N Federal Drive
Urbana, IL 61801

COUNTY
Champaign
BUILDING AREA
25,850 SF

LAND AREA
4.31 AC

BUILT | RENOVATED
1990 | 2010 & 2015



HIGHLIGHTS

- Essential Business FedEx Has Been Operating as Usual and in Fact Has Seen a Tremendous Increase in Activity During the Past Few Years, Especially During the Pandemic
- Limited Landlord Responsibilities There Are Over 4
 Years Remaining on this Corporate Guaranteed Lease
 With Two 5-Year Options to Extend
- Long Operating History Tenant Has Been Operating at This Location Since 1990 Showing Commitment to the Site
- Investment Grade Tenant Federal Express Corporation (NYSE: FDX) Reported Total Revenues of \$84 Billion, Operating Income of \$5.86 Billion and Net Income of \$5.23 Billion For Fiscal Year Ended May 31, 2021

- Premier Location With Strong Accessibility
- Located 2.5-Miles to the University of Illinois at Urbana-Champaign
- Adjacent to Interstate 74 Which Sees Over 54,700 Vehicles Per Day
- Located Near Interstate 57 (35,600 VPD) and Interstate 72 (16,214 VPD)
- Over 140,000 Residents Live Within a 5-Mile Radius Making an Average Household Income of \$67,124
- Nearby Tenants Include: Olive Garden, Taco Bell, Kohl's, Starbucks, ALDI, Starbucks, Home Depot, McDonald's, Target and More



LEASE SUMMARY

FedEx Corporation TENANT

A Building of Approximately 25,850 SF PREMISES

November 1, 1990 LEASE COMMENCEMENT

October 31, 2025 LEASE EXPIRATION

4+ Years Remaining LEASE TERM

2 x 5 Years RENEWAL OPTIONS

5% at Each Option RENT INCREASES

Double Net (NN) LEASE TYPE

Industrial PERMITTED USE

Tenant's Responsibility PROPERTY TAXES

Tenant's Responsibility

Tenant's Responsibility COMMON AREA

Landlord's Responsibility ROOF & STRUCTURE

Landlord's Responsibility REPAIRS & MAINTENANCE

Landlord's Responsibility HVAC

No

Tenant's Responsibility UTILITIES

RIGHT OF FIRST REFUSAL

INSURANCE

SQUARE	ANNUAL	RENT
FOOTAGE	BASE RENT	PER SF
25,850 SF	\$147,087	\$5.69













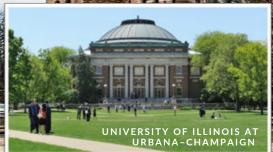


URBANA | CHAMPAIGN COUNTY | ILLINOIS

Urbana is a city in and the county seat of Champaign County in Illinois. The population was estimated at 42,214 residents as of 2020. Urbana is the tenth-most populous city in Illinois outside of the Chicago metropolitan area. It is included in the Champaign–Urbana metropolitan area. Urbana is notable for sharing the campus of the University of Illinois at Urbana–Champaign with its sister city of Champaign. The city is 135 miles south of Chicago, 124 miles west of Indianapolis, Indiana, and 178 miles northeast of St. Louis, Missouri.

In addition to the University of Illinois, the Urbana-Champaign area is also home to Parkland College. Herff Jones, formerly the Collegiate Cap and Gown, and Kraft also form part of the city's industrial base. The area is also home to nationally recognized record labels, artist management companies, booking agencies and recording studios. Polyvinyl Records, Undertow Music, Parasol Records, Great Western Record Recorders, Pogo Studios, and Nicodemus Booking Agency are all based in Champaign. The city also features a large technology and software industry mostly focusing on research and development of new technologies. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo! and the State Farm Research Center.

On the sprawling University of Illinois campus, the Krannert Art Museum has a vast collection of ancient and modern works, and the Spurlock Museum displays cultural artifacts. It has 48,000 square feet of space devoted to all periods of art, from ancient Egyptian to contemporary photography. Neo-Romanesque Altgeld Hall houses the University Chime in its tower. Orpheum Children's Science Museum is located in Champaign's downtown in a 1914 theater. The art deco City Building stands as a symbol of the city. The area is home to about 60 parks, 11 trails, and 14 facilities within the Urbana-Champaign area which is a grand total of over 654 acres.









TENANT PROFILE

FedEx was once just a tiny delivery company; now this Fortune 500 Company shows no signs of slowing down. The company is an American multinational courier delivery services headquartered in Memphis, TN. 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 provides a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently and managed collaboratively, under the respected FedEx brand. These companies are included in four business segments, one being: FedEx Express. FedEx Express is the world's largest express transportation company, offering time-definite delivery to more than 220 counties and territories, connecting markets that comprise more than 90% of the world's gross domestic product. The FedEx Express segment also includes FedEx Trade Networks, Inc., which provides international trade services, specializing in customs brokerage and global ocean and air freight forwarding; FedEx SupplyChain Systems, Inc., which offers a range of supply chain solutions; and Bongo International, LLC, which is a leader in cross-border enablement technology and solutions.

Unmatched air route authorities and transportation infrastructure, combined with leading-edge information technologies, make FedEx Express the world's largest express transportation company, providing fast services for more than 3.6 million shipments each business day. FedEx is now at 150 stores within Walmart locations. There are now over 2,200 FedEx Office locations inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,950 cities.





FOUNDED







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