



FedEx Ground

4674 Westgate Pkwy | Dothan, AL 36303

Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this FedEx Ground property located at 4674 Westgate Pkwy, Dothan, AL 36303 (the "property").

FedEx has recently exercised its renewal option to extend the lease, and there are now 3.0 years remaining in the current term. The lease extension features a 5.0% rental increase in November 2022. This facility was a build-to-suit for FedEx Ground who has been operating here since 2008, and this is the only FedEx Ground facility in the Dothan MSA. The parcel also includes 6+ well-shaped acres directly adjacent to FedEx.



Offering Price:
\$4,500,000



Cap Rate:
8.11%



Avg. Cap Rate:
8.38%



STRONG CORPORATE CREDIT

FDXG: \$30B in Revenues | FedEx:
BBB (S&P)



NEW LEASE EXTENSION

Strong Tenant Commitment



5% RENTAL INCREASE

In November 2022



6+ UNDEVELOPED ACRES

Well-Shaped Tract with Value-Add
Potential



PASSIVE LEASE STRUCTURE

Minimal Landlord Responsibilities

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