

DIRECTLY ADJACENT TO RALEIGH COUNTY MEMORIAL AIRPORT



PHOTO OF SUBJECT PROPERTY

FEDEX SHIP CENTER

150 LOCKHEED DR , BEAVER, WV 25813



Brian Brockman
Bang Realty, Inc.
Charleston, WV 25301
dg@bangrealty.com

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BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.657.3645

FEDEX SHIP CENTER

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INVESTMENT SUMMARY

List Price:	\$1,049,530
Current NOI:	\$60,338.00
Initial Cap Rate:	5.75%
Land Acreage:	3.92
Year Built	1992
Building Size:	10,300 SF
Price PSF:	\$101.90
Lease Type:	NN
Lease Term:	35 Years
Lease Term Remaining:	4+ Years

INVESTMENT OFFERING

We are pleased to present this free-standing 10,300SF FedEx Ship Center located in Beaver, WV. The subject property is directly adjacent to Raleigh County Memorial Airport. The lease features one (1) additional five (5) year option period to renew. There is a rent bump included in the remaining option period. The lease is NN in nature leaving minimal landlord responsibilities.

FedEx has been successfully operating at this site since 1992 and recently signed a 5-year lease extension showing long term commitment to this location.



PRICE \$1,049,530



CAP RATE 5.75%



LEASE TYPE NN



TERM REMAINING 4+ Years

INVESTMENT HIGHLIGHTS

- Corporate NN Lease | 4+ Years Remaining
- **Operating at this site since 1992 - 30+ years**
- **Recent 5-Year Lease Extension**
- One (1) Five (5) Year Option Period remaining
- Less than 1 mile from Raleigh County Memorial Airport
- Adjacent FedEx Ground Facility
- Investment Grade Tenant - BBB S&P Rating

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PROPERTY SUMMARY

Year Built:	1992
Lot Size:	3.92 Acres
Building Size:	10,300 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	FedEx Ship Center
Lease Type:	NN
Primary Lease Term:	35 Years
Annual Rent:	\$60,348
Landlord Responsibilities:	Roof, Structure, & HVAC
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	05/15/1992
Lease Expiration Date:	10/31/2027
Lease Term Remaining:	4+ Years
Option Period:	1 x 5 Year Option
Rent Increases:	Yes in Option Period
Lease Guarantor:	Fed Ex
Lease Guarantor Strength:	Corporate
Tenant Website:	www.FedEx.com



2022 REVENUE:
\$93.51 B



BUILDING SIZE:
10,300



GUARANTOR:
CORPORATE



NYSE:
FDX

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OVERVIEW

Company:	FedEx Corporation
Founded:	1971
Fiscal 2022 Revenue:	\$93.51 Billion
Headquarters:	Memphis, TN
Website:	www.FedEx.com

TENANT HIGHLIGHTS

- 490,000+ Team Members Worldwide
- Average Daily Volume more than 15 Million Shipments Each Day
- 1,950 FedEx Express Stations
- 39 Ground Hubs with over 600 Operating Ground Facilities
- 370 FedEx Freight Service Centers
- More than 2,100 FedEx Office Locations



COMPANY INFO

FedEx Corporation is an American multinational 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, a feature that has now been implemented by most other carrier services.

"Fiscal 2019 was a year of both challenge and change for FedEx," said Frederick W. Smith, FedEx Corp. chairman and CEO. "We are proud of our team members, who are responding with positive actions and innovative solutions that will make FedEx even stronger and more successful in the future. FedEx enters fiscal 2020 with a sharp focus on extending our lead as the premier global transportation and logistics company and on making the necessary investments today to capture the significant market opportunities we see for the future. These actions include enhancing FedEx Ground capabilities, speed and efficiency; improving FedEx Express hub automation; modernizing our FedEx Express air fleet; integrating TNT Express; and reducing unit costs and increasing productivity."

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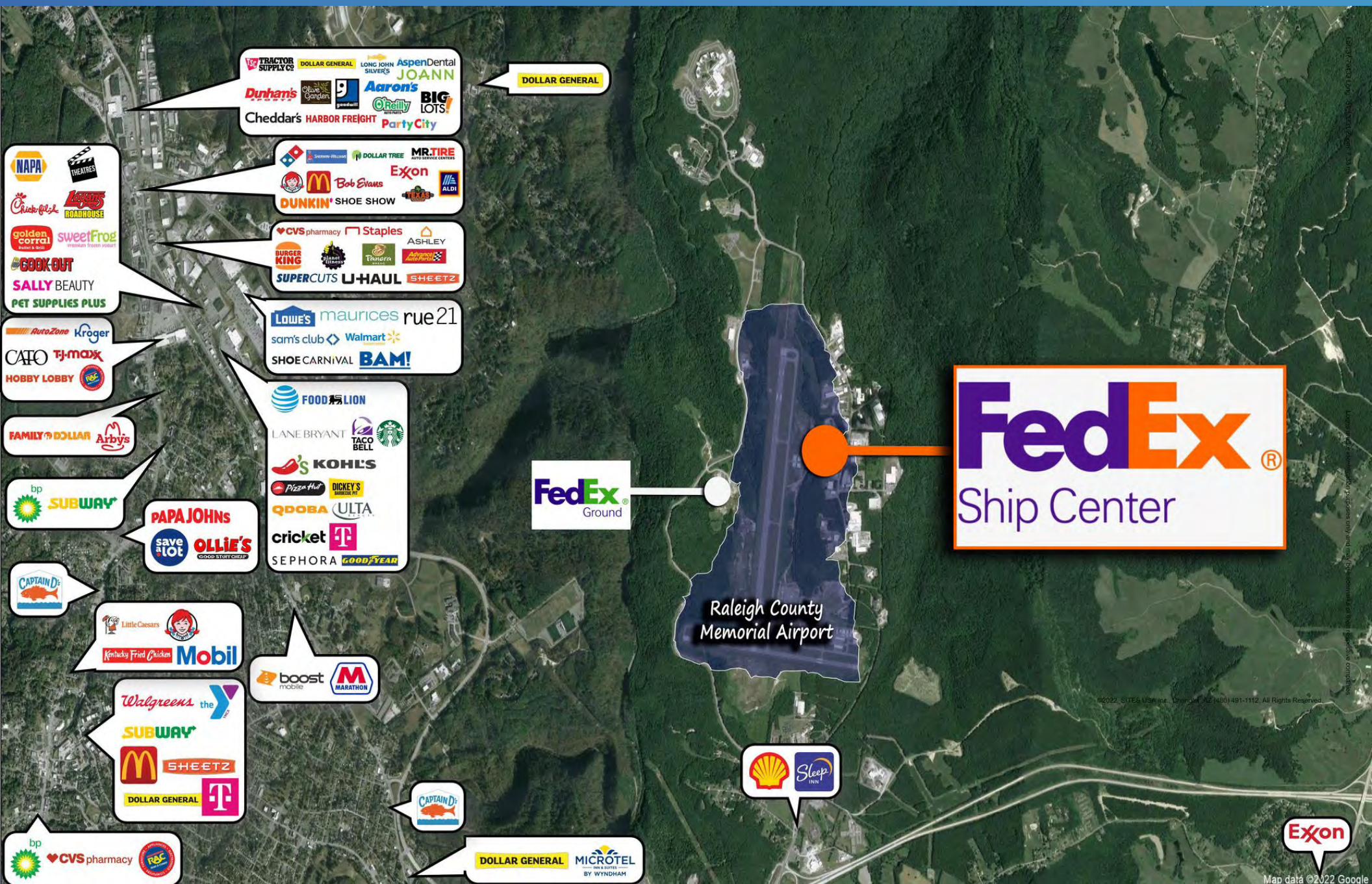
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PROXIMITY TO LOCAL ATTRACTIONS



1/2 Mile
Raleigh County
Memorial Airport



90 Miles
Downtown
Huntington, WV



50 Miles
Downtown
Charleston, WV
(State Capitol)



3 Miles
Beckley, WV
Major Retail Hub

Beaver, WV

FedEx
Ship Center

FEDEX SHIP CENTER

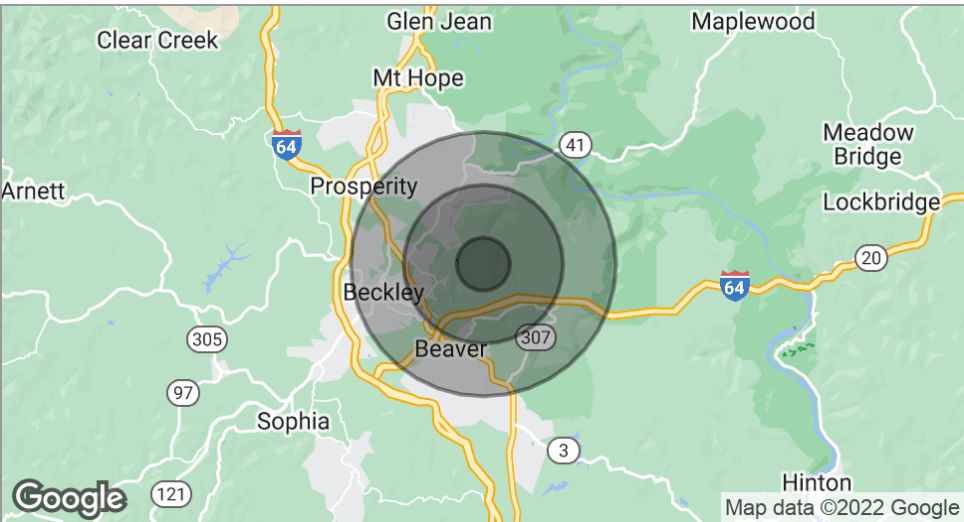
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BEAVER, WEST VIRGINIA

Early 1900's the community of Beaver was qualified for a post-office making it an official town in the United States. Named after the great numbers of beaver abounding in the creeks during the early days of the settlement. 150 Lockheed Drive Beaver, West Virginia is located near two major free-way systems. I-64 is 2 miles away and runs from Virginia to Missouri. 4.8 miles is U.S. 19, running from New York to southern Florida. Raleigh County Airport is a short .4 miles away. Beaver's neighbor city is the larger Beckley City and is connected to Beaver by I-64 and located 5 miles from 150 Lockheed Drive.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	9,044	31,699	63,122
Median Age		43.2	43.1
# Of Persons Per HH	6.7	2.4	2.1
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	3,171	13,202	27,517
Average HH Income	\$65,200	\$62,366	\$63,159
Median House Value	\$211,424	\$129,145	\$125,755
Consumer Spending	\$83.6	\$325.3M	\$683.7M





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