

# FedEx Investment Sale



## FEDEX GROUND FACILITY

4105 Fieldstone Dr.,  
Champaign, IL 61822

Zach Wetherell, CCIM  
217.403.3374  
Zach.Wetherell@cbcdr.com

Tim Harrington  
217.369.0226  
tph@cbcdr.com



# CONFIDENTIALITY AND RESTRICTED USE AGREEMENT



This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

The subject property was originally constructed in 1988 with additions to the warehouse in 1994, 96, 97, 00, & 08. The east 57,000 SF of the building had a new rubber membrane roof with a 20 year warranty installed in November 2020. The property sits on 10.69 acres of ground and has a total of 153,030 SF (+-21,000 SF Office & +-132,000 SF Warehouse). The building has a rubber membrane roof, 21 dock doors, two overhead doors (10'W x 12'H & 12'W x 14'H), ceiling height in warehouse of 23' to deck with 21' clear height, column spans of 29'6" & 39', parking lot is a combination of asphalt and concrete surfaces and has 265 parking spaces. The building is fully sprinkled (wet system) with separate fire pump room, warehouse has large 4'-5' fans mounted on the ceiling for air circulation, combination of radiant and forced air heat in the warehouse, high-bay LED motion sensor lighting, separate trucker entrance equipped with lounge and restroom. The building has 3-phase 1,200 & 800 amp, 208 volt electrical service. Parking lot lighting was upgraded to LED in 2020. The office portion of the building has two levels (no elevator). The second floor has +-6,200 SF and the remaining +-14,800 SF is on the first floor.

The office space consists of a large dedicated server room, training room, conference rooms, kitchen area, open work space, large offices, and inviting reception area.

Building Size	153,030 SF
Office Space	+ - 21,000 SF
Warehouse Space	+ - 132,000 SF
Lot Size	10.62 AC
Tax PIN	03-20-09-351-008
Zoning	IN-1 Light Industrial
Drive-in-Doors	1 (12'W x 14'H) + 1 (10'W x 12'H)
Total Dock High Doors	21
Roof	Rubber Membrane (East 57,000 SF of roof replaced in Nov. 2020 & has 20 year warranty)
Clear Ceiling Height	21'
Column Spacing	29'6" x 39'
HVAC	Office Only
Sprinkled	Wet System w/ Separate Fire Pump Room
Power	1,200 + 800 AMP 208 V 3-Phase
Rail Access	No
Heating	Radiant & Forced Air Heat in Warehouse
Parking	265 Spaces
Back-up Generator	Can be Added
Lighting	High Bay LED Motion Sensor Lighting in Warehouse, Parking Lot & Exterior Building LED
Server Room	Yes w/Fire Suppression, Alarm, AC

# Financial Overview

## LEASE INFORMATION

FedEx Ground NNN leased facility. FedEx Ground executed a 5 year lease which commenced on November 2020 and has two - two year renewal options. Each renewal option has \$0.20/SF increases in rent.

Lessor is receiving \$535,605/year in annual base rent, fixed for the initial term of the lease. Lessor invested \$526,000 in tenant improvements into the property at the beginning of the lease period. These improvements are amortized over the initial term of the lease at an 8.5% interest rate. FedEx is paying this back over the initial term of the lease as additional rent. Lessor is receiving \$128,612/year in additional rent for the tenant improvements to the building.

## INVESTMENT HIGHLIGHTS

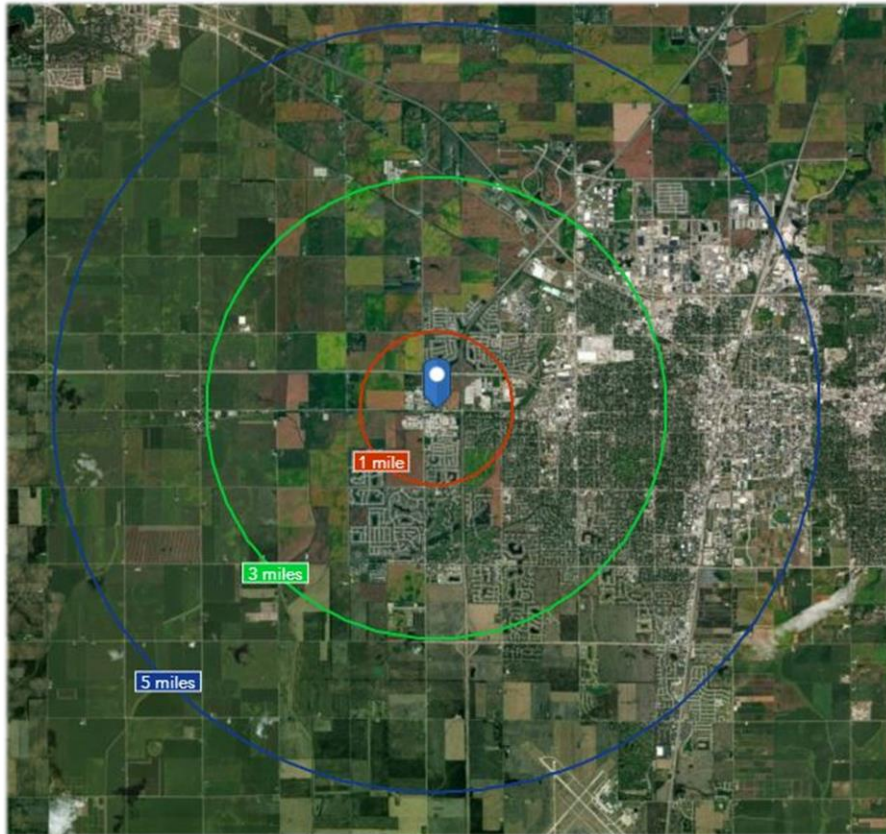


- Sale Price: \$Undisclosed
- NNN Leased FedEx Ground Facility
- FedEx Corporation (NYSE: FDX)
- Base Rent: \$535,605/Year
- Amortized tenant improvement payment is \$128,612/year.
- Buyer receives 8.5% interest on amortized tenant improvement amount for the lease term.
- Buyer assumes the tenant improvement balance at closing. The June 1, 2021 balance is \$464,843.32. Buyer will reimburse Seller this balance at closing.
- 5 year initial term lease with 2 – 2 year renewals
- Lessor responsible for parking lot, roof and building structure. Lessee responsible for everything else.

# Area Overview

## AREA OVERVIEW

Subject property is located in west Champaign and just north of the intersection of Springfield Avenue (Route 10) and Staley Road. The property has access to Interstate 57/72/74 within five minutes from site.



## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	44,343	106,409	163,711
2018 Population	47,399	115,221	176,281
2023 Population (Projected)	49,257	120,752	184,380

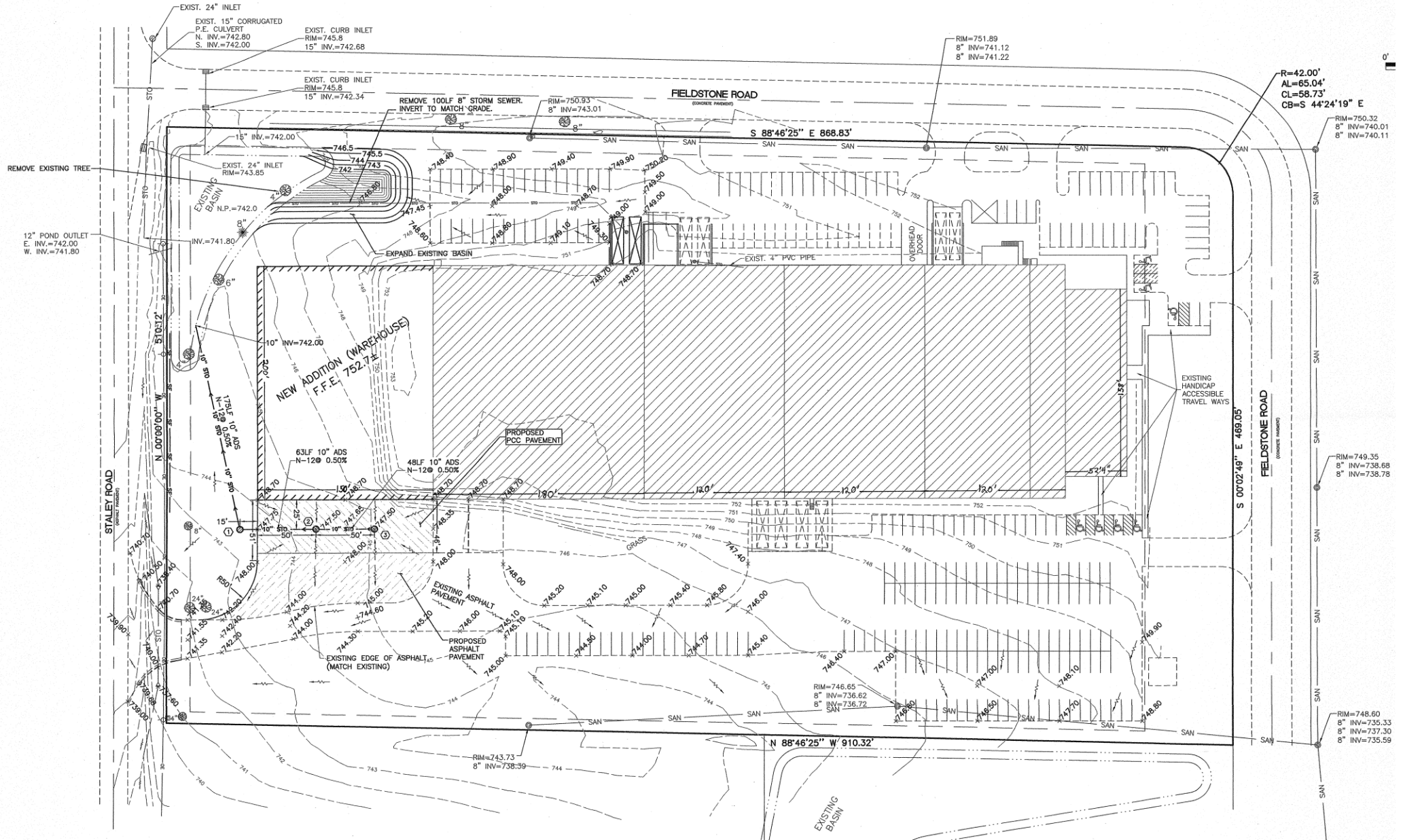
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	2,040	41,465	66,020
2018 Households	2,320	45,337	71,465
2023 Households (Projected)	2,466	47,827	75,026

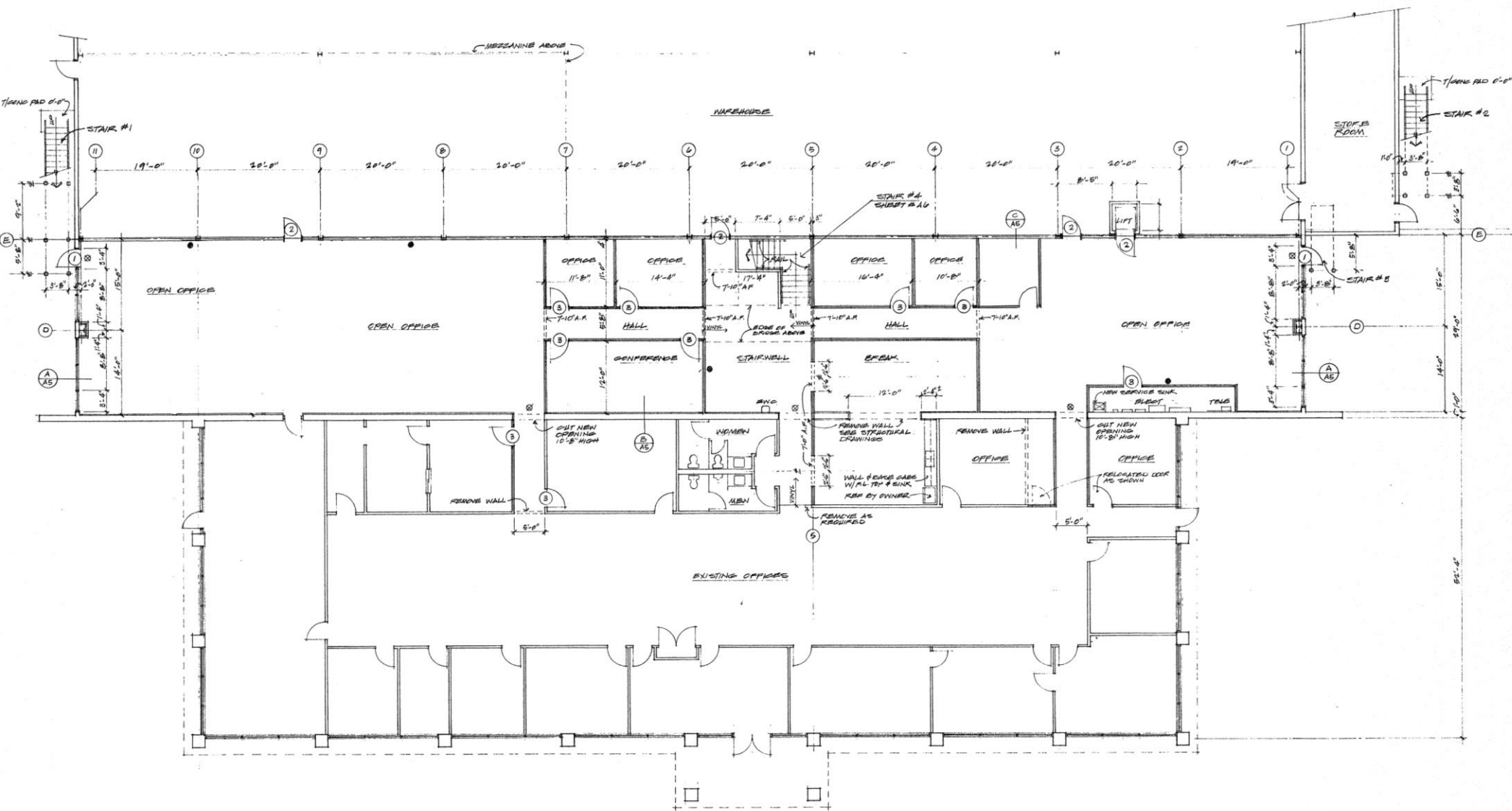
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$63,069	\$41,278	\$46,225
2018 Per Capita Income	\$37,432	\$27,937	\$29,937



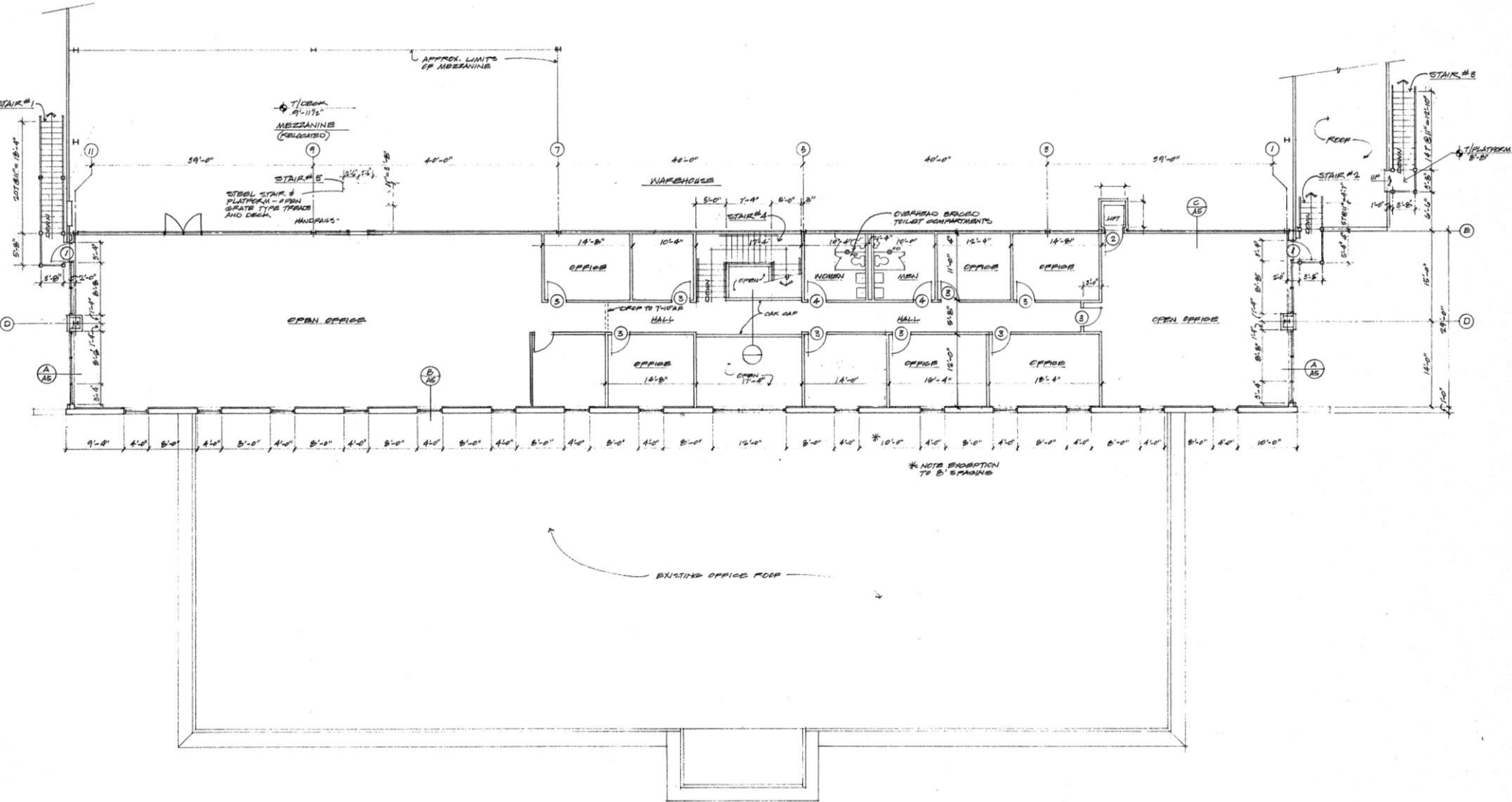
# SITE PLAN



# Office Space Floor Plan – First Floor

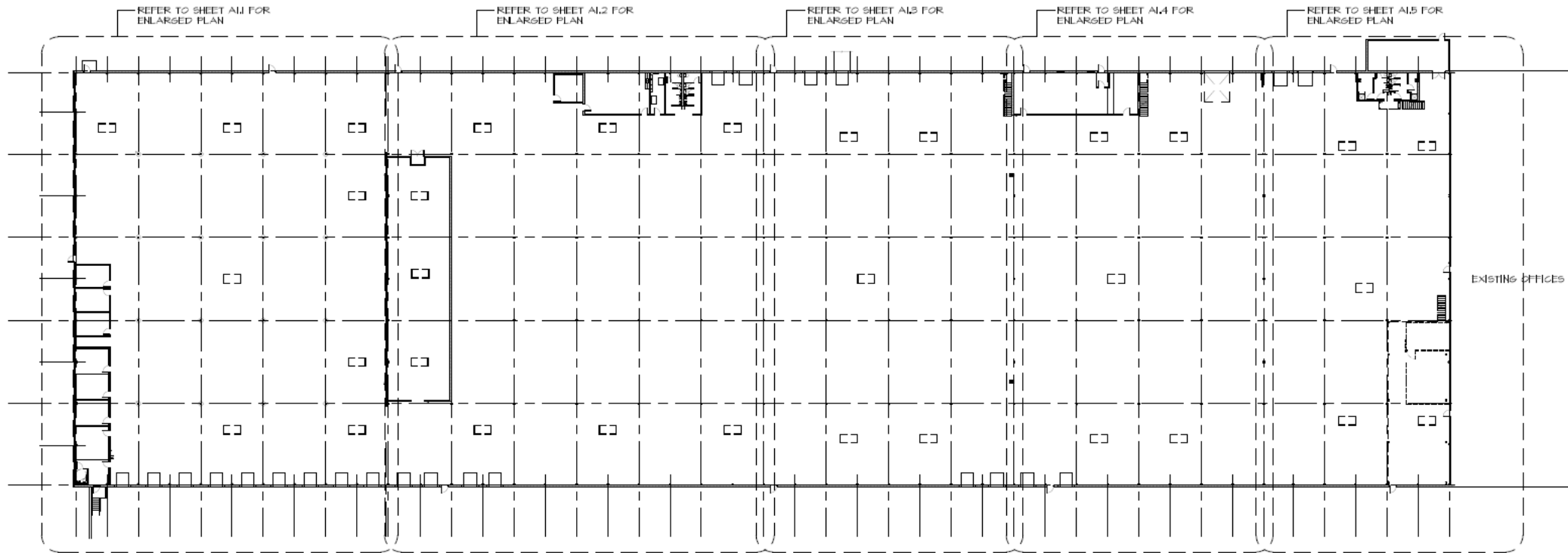


# Office Space Floor Plan – Second Floor





# Warehouse Floor Plan



# Roof Age Plan







# Aerial



Google Earth



# Pictures





# CONTACT INFORMATION



## Contact Information:

**Zach Wetherell, CCIM**

**217.403.3374**

**[Zach.Wetherell@cbcdr.com](mailto:Zach.Wetherell@cbcdr.com)**

**Tim Harrington**

**217.369.0226**

**[tph@cbcdr.com](mailto:tph@cbcdr.com)**