

# FEDEX GROUND LOGISTICS FACILITY

AT METROLINA PARK

100% LEASED, 644,171 SF BEST- IN-CLASS LOGISTICS FACILITY AT IRREPLACEABLE INFILL LOCATION

CHARLOTTE, NORTH CAROLINA



DEVELOPED BY



[▶ DRONE VIDEO](#)





# TROPHY QUALITY, CORE INVESTMENT OPPORTUNITY

On behalf of Beacon Partners, Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for the **FedEx Ground Logistics Facility (the “Property”)** - a brand-new 644,171 square foot distribution facility located at an irreplaceable infill location in Charlotte, North Carolina. The Property is 100% leased to FedEx Ground Package System, Inc. (“FedEx Ground” or, “FXG”), a direct subsidiary of the multinational delivery services giant FedEx Corporation (NYSE: FDX; S&P: BBB), with nearly ten (10) years of remaining lease term and healthy 2.43% annual escalations. Located within Metrolina Park, one of Charlotte’s most recognizable industrial parks, the Property benefits from its advantageous infill position directly adjacent to I-77, at the midpoint between I-485 and I-85, and located just minutes from Charlotte’s CBD. The state-of-the-art cross-dock facility was purpose-built for FedEx Ground and presents a generational opportunity to acquire a brand-new, core industrial asset located in the premier I-77/North Charlotte industrial submarket.

## INVESTMENT SUMMARY

<b>Address</b>	4906 Gibbon Rd Charlotte, NC 28269
<b>Year Built</b>	2021
<b>Site Area</b>	47.812 Acres
<b>Rentable Building Area</b>	
Warehouse	632,171 SF (98.1%)
Office	12,000 SF (1.9%)
<b>Total</b>	644,171 SF
<b>Clear Height</b>	36'
<b>Occupancy</b>	100.0%
<b>Tenant</b>	FedEx Ground Package System, Inc.
<b>Lease Term</b>	10 Years (Commencing 6/1/2021)
<b>Lease Structure</b>	NNN
<b>Annual Escalations</b>	2.43%
<b>NOI</b>	\$4,247,824







## 100% LEASED, CLASS A+ LOGISTICS FACILITY WITH INVESTMENT GRADE TENANCY

### INVESTMENT GRADE TENANCY WITH LONG-TERM, STABLE CASH FLOW

- 100% leased to FedEx Ground Package System, Inc. (“FedEx Ground” or, “FXG”)
- Nearly 10 years of remaining lease term with 2.43% annual escalations
- Direct subsidiary of FedEx Corporation (NYSE: FDX; S&P: BBB)

### UNMATCHED TENANT COMMITMENT

- Mission-critical facility serving as the central hub for FXG’s last-mile delivery network
- Largest FedEx facility in the Carolinas district which serves a four (4) state area
- One (1) of only thirty (30) FXG District Offices in the country

### IRREPLACEABLE CROSS-DOCK FACILITY IN CHARLOTTE’S PREMIER I-77/ NORTH SUBMARKET

- One (1) of only three (3) distribution facilities larger than 600,000+ square feet within the Charlotte MSA’s entire I-485 outer loop
- Strategically positioned along I-77 with seamless connectivity to I-485 and I-85 - the industrial backbones of the Southeast
- Excellent site ingress and egress with direct connectivity to both US-21 and NC-115

### INSTITUTIONAL CLASS A+ DESIGN, PURPOSE-BUILT FOR FEDEX GROUND

- Impressive 470’-deep cross dock configuration featuring 7” concrete slab reinforced with #3 rebar at 16” on-center
- 36’ clear height
- 136 dock-high doors and four (4) drive-in doors (1/4,601 SF ratio) loaded with premium dock packages
- Abundant on-site trailer/truck storage (1/2,597 SF ratio) and employee parking
- Expanded full concrete truck courts as deep as 185’ features 8” depth designed per FXG’s specifications and bearing ratio calculations
- Less than 2.0% office finish

### ADDITIONAL UPSIDE VIA NEAR-TERM TRAILER PARKING INCOME

The Property is being offered with two (2) additional land parcels totaling 4.6 acres within Metrolina Park, providing an immediate value-add opportunity to generate additional trailer parking income.



## STATE-OF-THE-ART NEW CONSTRUCTION

Built in 2021, the FedEx Ground Logistics Facility was originally graded for a speculative building, with FedEx Ground upgrading the design to suit their specifications. The Property is the final phase of Charlotte's premier 2.5 million square foot, award-winning master-planned Metrolina Park.

The best-in-class facility features distinct tilt-wall construction with modern architectural lines and an attractive tri-toned paint scheme complete with signature accents and abundant glass lines.

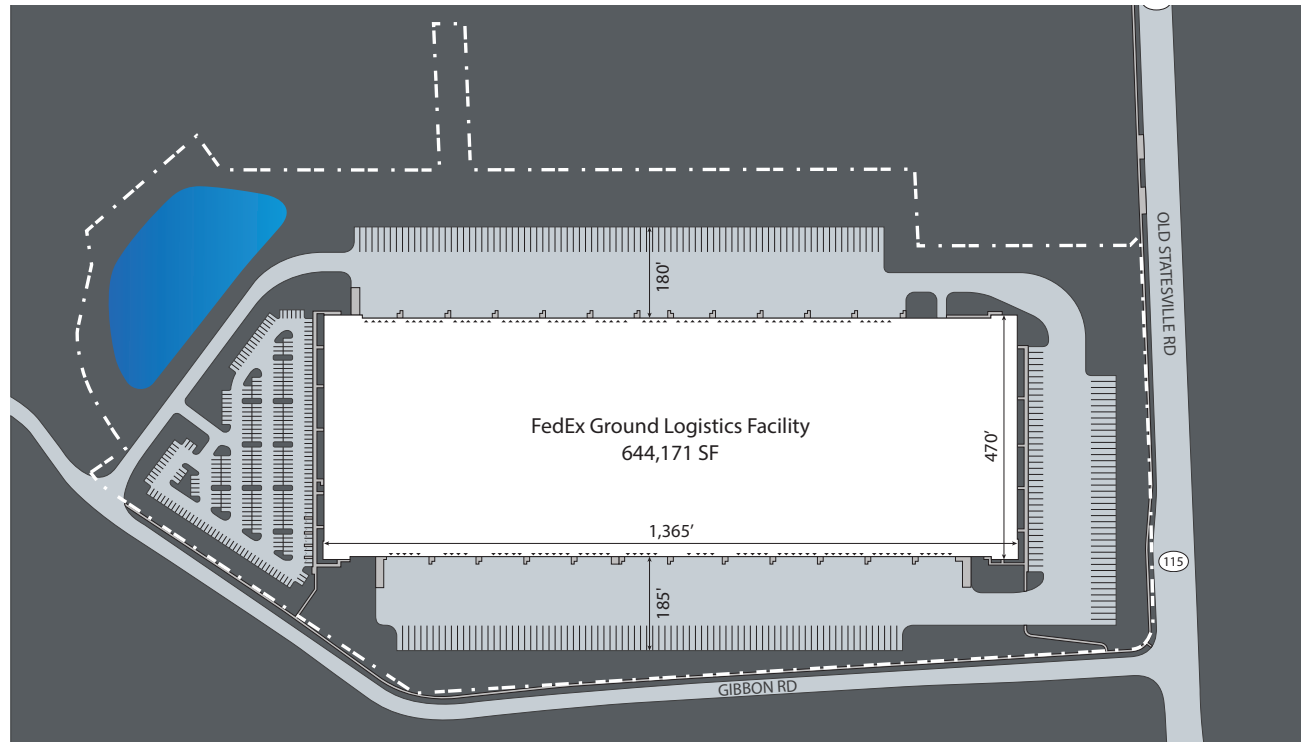
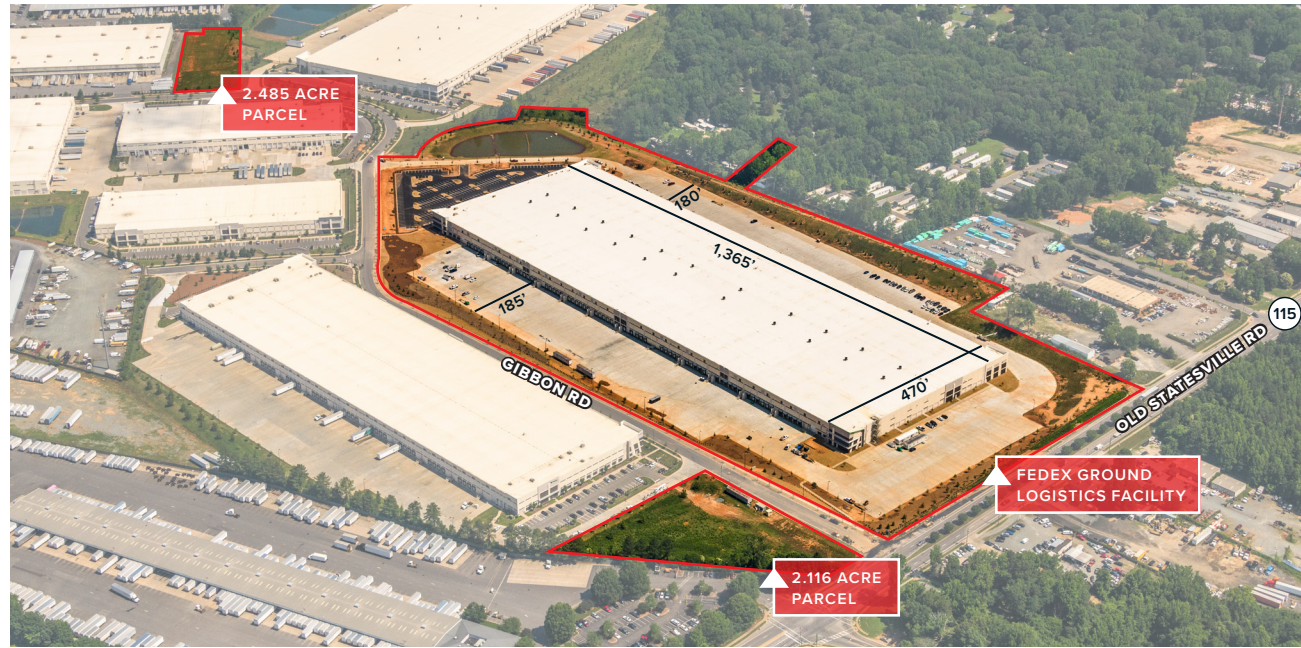
The 470'-deep cross-dock facility touts a multitude of institutional-quality features such as 36' clear height, ESFR sprinklers and motion-sensored LED lighting throughout.

136 dock-high doors outfitted with premium dock packages inclusive of seals, edge of dock levelers, lights, fans and communication devices allow the Property to handle high-volume distribution operations. Additionally, full concrete truck courts up to 185' support 248 trailer and truck storage positions - a highly desirable commodity in the Charlotte market.

The Property features a 60mil white TPO roof membrane with a 20-year warranty, significantly mitigating future cost of ownership.

## HEAVY TENANT INVESTMENT

FedEx Ground is investing significant amounts of its own capital into the interior upfit of the Property, including state-of-the-art material handling systems inclusive of automated racking systems, conveyors, robotic sorting and back-up generators, among other features.









## UNPARALLELED INFILL LOCATION

Situated directly adjacent to I-77 and strategically positioned at the midpoint between I-485 and I-85, the industrial backbone of the Southeast, the Property enjoys seamless connectivity to every corner of the Charlotte MSA and surrounding region.

I-77 (Exit 16 - Sunset Rd)	±1.5mi
I-77 (Exit 18 - Harris Blvd)	±2.4mi
I-77 / I-485 Interchange	±3.1mi
I-77 / I-85 Interchange	±3.7mi
Uptown Charlotte	±6.7mi
Charlotte Douglas International Airport (CLT)	±10.5mi
NS - Charlotte Intermodal Terminal	±13.5mi

## EXPLOSIVE CHARLOTTE MSA

Currently the 15th largest and third (3rd) fastest growing major city in the U.S., Charlotte has emerged as a major East Coast logistics hub due to its centralized location along the eastern seaboard, outstanding economic fundamentals, blistering population growth and the presence of the country's sixth (6th) busiest airport.



2.6M  
MSA RESIDENTS

11,141  
NEW NEW JOBS  
ANNOUNCED  
SINCE Q1 2020

3  
GLOBAL 500 HQS

4.0%  
PROJECTED  
POPULATION  
GROWTH  
2021-2025

\$3.1B  
CAPITAL  
INVESTMENT  
ANNOUNCES  
SINCE Q1 2020

8  
FORTUNE 500 HQS





## PREMIER CHARLOTTE INDUSTRIAL MARKET

Offering excellent regional accessibility, a skilled workforce, a low cost of operation and a pro-business government, the Charlotte industrial market is one of the premier industrial markets in the Southeast. As a result, the market is home to a myriad of name-brand institutional owners including Clarion, Prologis, Link, EastGroup, Invesco and Stockbridge, among many others.

Since 2016, the I-77/North industrial market has experienced 35.2% cumulative rental rate growth while maintaining an overall occupancy of 96.6% over the same period.

Cost-effective industrial land has become increasingly scarce within the submarket due to a rapid expansion of residential housing, existing industrial inventory and topographical restrictions, creating a landlord-friendly environment conducive to rental rate growth.

Considered one of Charlotte's premier Class A industrial pockets, the submarket houses well-known tenants such as FedEx, Amazon, Lowe's, Ingersoll Rand, Carrier, BIC, XPO and Eaton, among many others.

### CHARLOTTE INDUSTRIAL MARKET

230.5 MSF	94.4%	6.2 MSF	12.4%
Total Inventory	Occupancy	Net Absorption Past 24 Mos	Rent Growth Since 2018

### I-77/NORTH INDUSTRIAL SUBMARKET

29.8 MSF	95.2%	138k SF	18.5%
Total Inventory	Occupancy	Net Absorption Past 24 Mos	Rent Growth Since 2018





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