

# FOR SALE \$3,093,630

2451 Access Way. Imperial, CA 92251

# FedEx®

Ship Center



## OFFERING SUMMARY

Gross Income: \$212,215.56  
Expense: \$25,215.56  
2024 NOI: \$185,617.80  
Cap Rate: 6.00%

Land Acreage: 2.05 Acres  
Year Built: 1999  
Building Size: 20,211 SF  
Price / SF: \$158.32 SF



Secure a smart mailbox investment with a FedEx Ship Center leasehold, 'Built-to-Suit' for FedEx in 1999, reflecting a long-standing commitment to the location. The property has 5 years remaining on its term, with two 5-year extension options, and has seen recent upgrades, including the installation of 14 new EV charging stations by FedEx for its delivery vans. Enjoy a strategic location on the Imperial County Airport premises, backed by a corporate guarantee from FedEx. This 370-acre airport is situated just 1 mile south of the central business district of Imperial, California, and is part of the Imperial Valley Economic Center of California, known for its strong government, agricultural, and retail trade sectors.

Exclusively Listed By:

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