



In Association with Scott Reid & ParaSell, Inc. | A Licensed Pennsylvania Broker #RB069068

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# FedEx Freight

217 East View Drive, Mount Pleasant,

**PA 15666**



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## FedEx Freight

217 East View Drive, Mount Pleasant, PA 15666

PROPERTY INFORMATION

# PROPERTY SUMMARY



OFFERING SUMMARY	
Sale Price	\$7,673,000
Price per SF	\$365.79
NOI	\$498,756
Cap Rate	6.50%
Building Size	20,200 SF
Lot Size	9 AC
Year Built	2001 - Expanded in 2016
Lease Start	05/07/2018
Lease End	05/06/2030
Options	Three, 5-Year
Increases	5% in Each Option

BUILDING INFORMATION	
APN	47-04-000-0-142
Site Area	9 AC
Zoning	Industrial
Construction	Metal
Building Area	20,200 SF
Warehouse Area	18,200 SF
Office Area	2,000 SF
Dock Doors	56
Parking Concrete	95 spaces
Clear Height	18 ft
Roof Standing Seam	Metal Roof
Sprinklers	ESFR
Electrical Service	City of Mt. Pleasant
Fuel Canopy	Yes
Utilities	City of Mt. Pleasant
Fenced	Yes

# PROPERTY DESCRIPTION

Located at 217 East View Drive in Mount Pleasant, Pennsylvania, this 20,200 SF industrial facility sits on a 9-acre parcel and was expanded in 2016 to support the growing volume needs of FedEx Freight. With 56 dock doors and an 18-foot clear height, it is designed for optimal operational efficiency. The property features a durable metal construction, a standing seam metal roof and ESFR sprinklers. The landlord is responsible for roof and structure maintenance ensuring a stable, low maintenance cost investment. FedEx, an Investment Grade tenant, assumes responsibility for taxes, insurance and utilities.

Offered at \$7,673,000, this property generates a Net Operating Income (NOI) of \$498,756, reflecting a 6.5% cap rate. FedEx Corporation (NYSE: FDX, S&P: BBB-) provides a strong credit guarantee, enhancing the investment's security. Additionally, the property includes scheduled 5% rent increases during each option period.



# ADDITIONAL PHOTOS

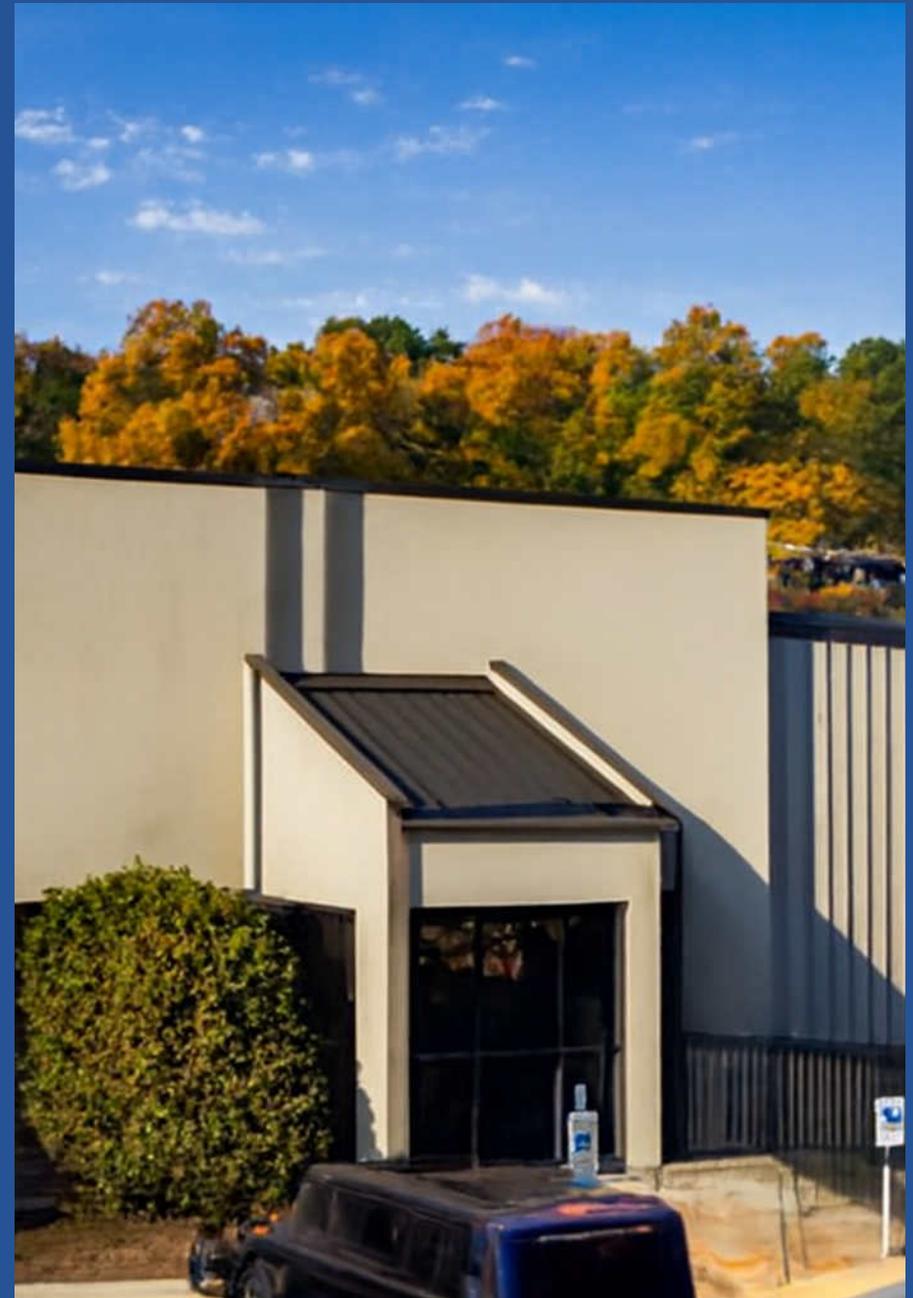


# TENANT OVERVIEW

## FedEx Freight

FedEx Freight, a leading provider of LTL (Less-Than-Truckload) services, occupies this well-located property at 217 East View Drive. The facility, offering 20,200 SF of space on a 9-acre lot, benefits from its strategic position along key transportation corridors, I-70 and US-119, offering convenient access to the Pittsburgh metro area and regional distribution hubs.

This location is ideally situated within an established industrial community, surrounded by reputable tenants such as Philips Respironics and Coca-Cola. The expansive building, originally constructed in 2001 and expanded in 2016, is equipped with 56 dock doors, a standing seam metal roof, and ESFR sprinklers, ensuring it meets the operational needs of FedEx Freight's logistics and distribution network. Tenant responsibilities for taxes, insurance, and utilities further streamline operations, adding to the facility's long-term investment potential.



 **FEDEX FREIGHT**  
217 EAST VIEW DRIVE  
MOUNT PLEASANT, PA



E VIEW DR



## FedEx Freight

217 East View Drive, Mount Pleasant, PA  
15666

# LOCATION INFORMATION

# MARKET KEY POINTS



## Economic Growth & Job Creation

Mount Pleasant benefits from its proximity to Pittsburgh, contributing to a growing local economy. The Pittsburgh metro area's GDP is projected to grow by 2.1% in 2024, with significant job gains in manufacturing, logistics, and healthcare sectors. The region's diverse economic base supports stable growth in industrial and commercial real estate.



## Strong Labor Force & Income Growth

The median household income in the Mount Pleasant area reached \$61,200 in 2023, marking a 4.2% increase year-over-year. The region continues to see an expanding labor force, particularly in manufacturing and distribution, benefiting from its strategic location and proximity to Pittsburgh's skilled workforce.



## Industrial Market Fundamentals

Mount Pleasant's industrial market is performing well, with a vacancy rate of 4.5% as of 2024. Demand for industrial space is expected to remain strong, driven by the area's key transportation routes, including I-70 and US-119. This makes the region attractive for logistics and manufacturing companies looking for strategic locations.



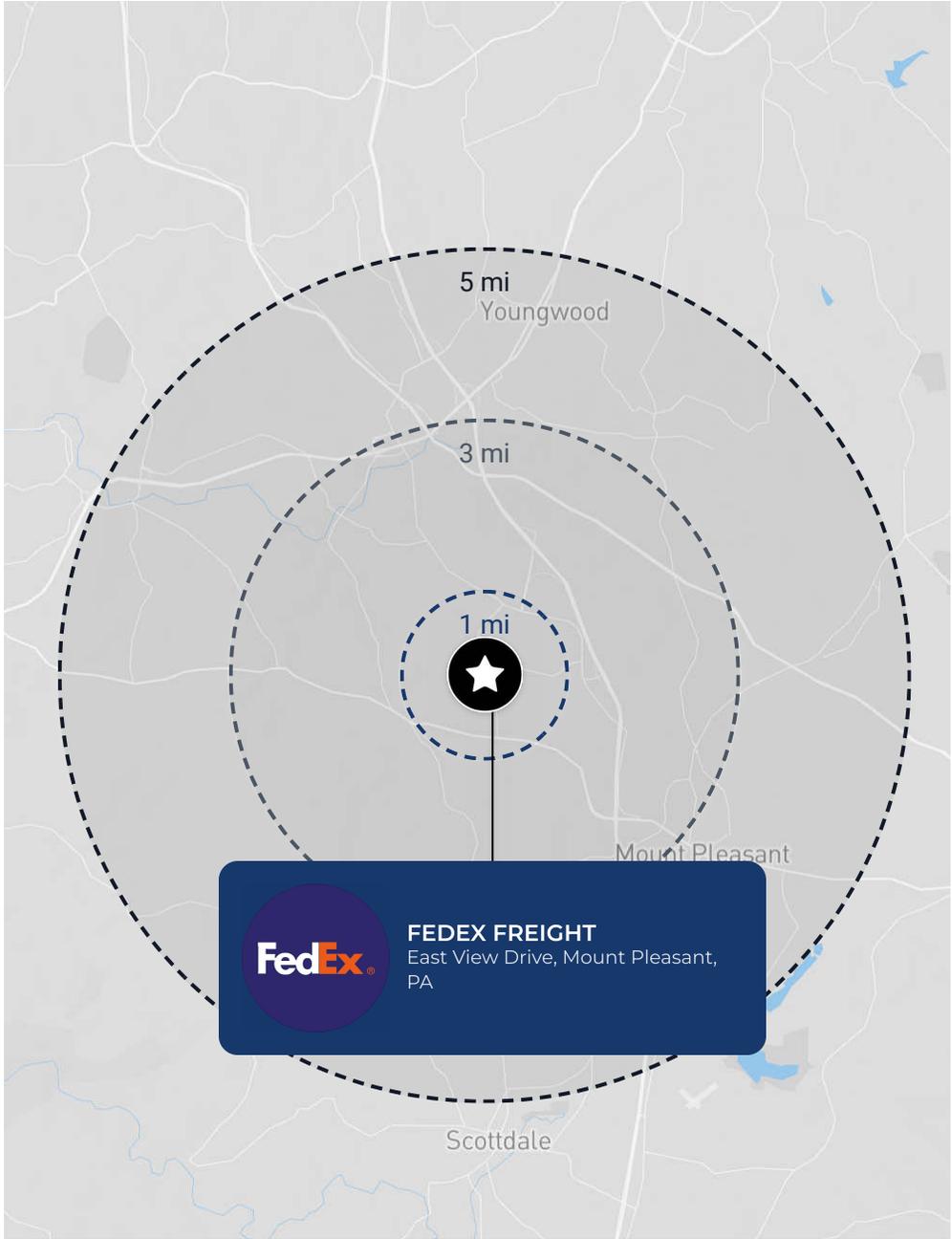
## Steady Rent Growth

Industrial rental rates in Mount Pleasant have grown at an average annual rate of 3.6%, with forecasts for a 2.8% increase in 2025. This consistent rent growth, coupled with low vacancy rates, indicates a strong and stable demand for industrial real estate, offering solid investment opportunities in the area.

# DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,215	10,070	26,335
Average Age	49.3	49.3	49.3
Average Age (Male)	50.9	50.9	50.9
Average Age (Female)	47.8	47.8	47.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,055	8,035	9,005
# of Persons per HH	2	2.1	2.5
Average HH Income	\$61,244	\$61,893	\$80,728
Average House Value	\$140,000	\$155,000	\$175,000



# AERIAL MAP





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