

NNN Leased Investment

700 INTERNATIONAL WAY

SPRINGFIELD, OREGON

C.W.
Walker
&

ASSOCIATES, INC

• • •
Commercial
Real Estate Services



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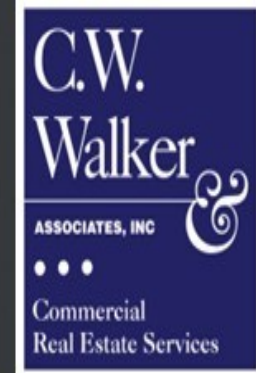
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700 INTERNATIONAL WAY



EXECUTIVE SUMMARY

Section 01



\$11,942,856

OFFERING PRICE

67,920

SQUARE FEET

6.5%

CAP RATE

\$776,286

NNN / RENT - STARTING MAY 1, 2026

April 30, 2029

CURRENT LEASE TERM EXPIRES

Free-standing industrial and office facility located at 700 International Way in Springfield's core industrial district. The ±67,920 SF single-story building is designed for distribution, fleet operations, and administrative use, with a functional layout purpose-built for FedEx Express.

Ideal for investors seeking a mission-critical logistics facility or operators requiring a functional, well-located distribution hub.

Lane County's industrial market remains supply-constrained with ~1.5% vacancy and consistent rent growth, reinforcing the property's long-term user demand and market stability.

The site provides dedicated truck courts, ample paved parking, and defined ingress/egress routes supporting both employee and fleet traffic. The surrounding International Way industrial corridor offers immediate access to Highway 126 and I-5, placing the property within a strategic regional distribution hub.

The warehouse component, totaling roughly ±54,595 SF, features clear-span space, multiple dock-high and grade-level loading positions, and optimized vehicle circulation for high-volume logistics. The ±13,325 SF office area includes reception, conference rooms, dispatch areas, locker rooms, and employee amenities, arranged efficiently for operational flow.

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY INFORMATION

PROPERTY NAME	International Way Facility
ADDRESS	700 International Way, Springfield, Oregon 97477
PARCEL NUMBER	16644242
COUNTY	Lane
MUNICIPALITY	Springfield

BUILDING INFORMATION

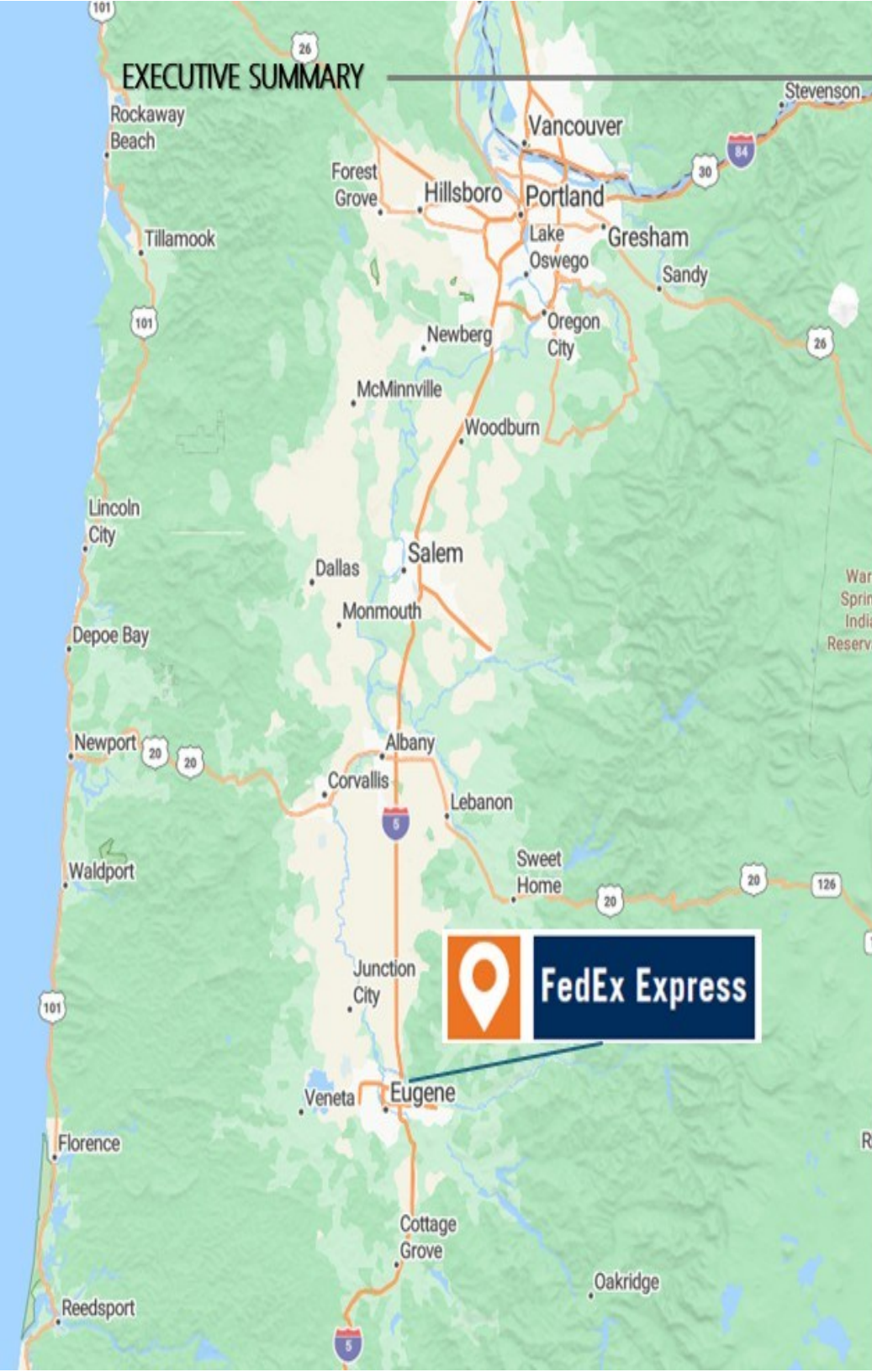
YEAR BUILT	1999
BUILDING SF	67,920
OFFICE SF	13,325
WAREHOUSE SF	54,595
STORIES	1
CEILING CLEAR HIEGHT	21' 10" & 23' 9"
DOCK DOORS	4
DRIVE-IN DOORS	9
ROOFING	Modified Bitumen with Granulated Cap Sheet
EXTERIOR WALLS	Concrete Tilt-up

SITE INFORMATION

LAND AREA (ACRES)	6.28 Acres
PARKING SPACES	102 Including 2 Handicap Spaces
ZONING	CI – Campus Industrial
TYPE OF OWNERSHIP	Fee Simple



EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

67,920 square foot, build-to-suit FedEx Express distribution center located in Springfield, Oregon. Originally developed and designed specifically for FedEx in 1999, this industrial last mile facility was built on a 6.28-acre parcel just minutes from the Interstate-5 highway and Oregon Route 569.

FedEx Express recently executed a three-year fixed lease extension, expiring April 30, 2029, with one five-year renewal option at fair market rent, exercisable with 18 months' notice. FedEx currently occupies 63,587 SF of the 67,920 SF tilt-up warehouse.

The remaining 4,333 SF of warehouse space is currently being marketed for lease at \$5.28/SF NNN. If the vacant space is not leased prior to closing, the seller will execute a one-year leaseback at closing for the remaining vacancy.

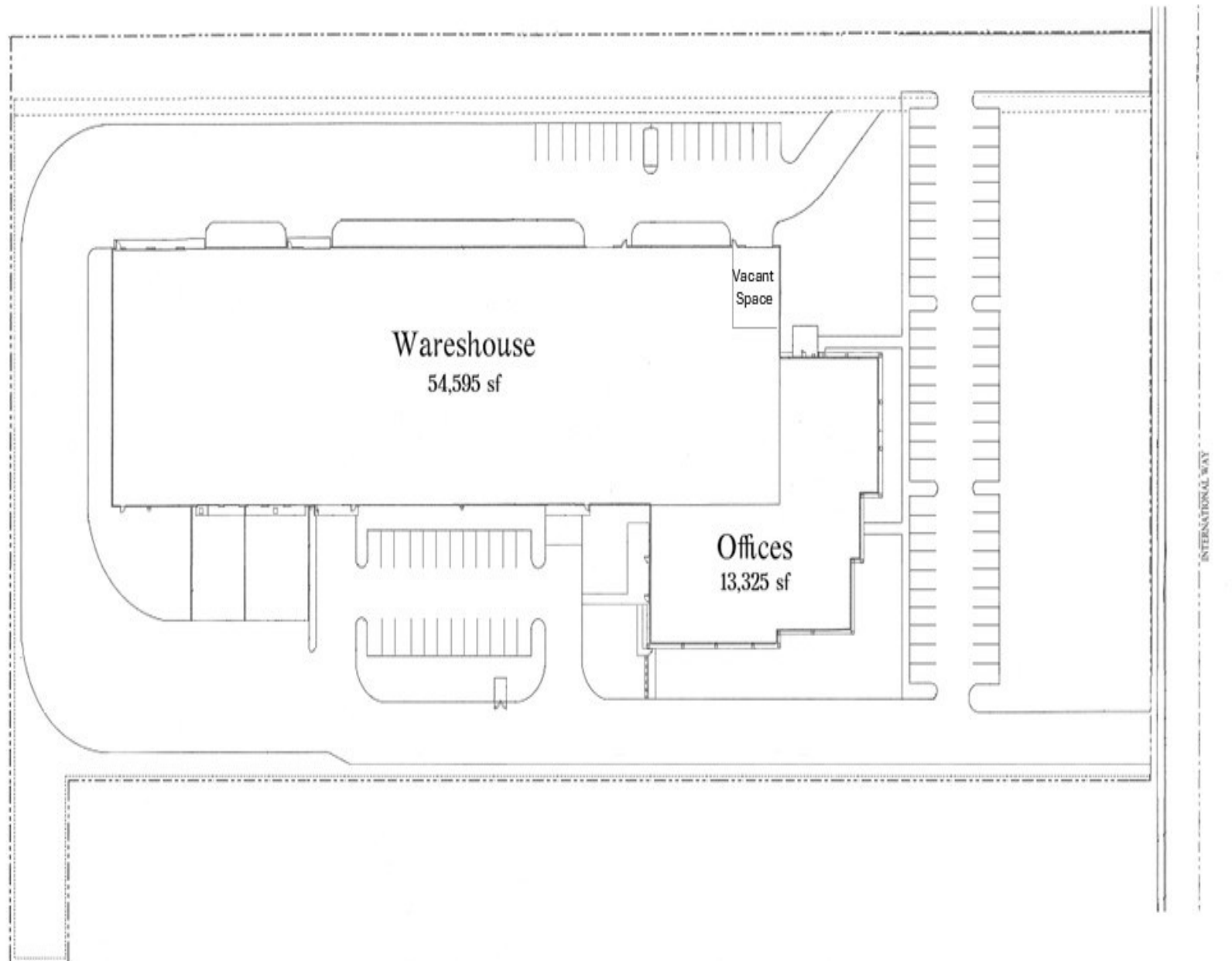
FedEx is an exceptional global company and tenant, with Fiscal 2023 revenues of over \$90.2 Billion, and an S&P rating of "BBB" stable. The company has more than 5,000 facilities around the world and is the dominant delivery provider in the world. FedEx will manage the property on a day-to-day basis offering the landlord virtually no management and limited responsibilities. All annual operating costs are the tenant's responsibility while the landlord is obligated to maintain or replace underground utilities, mechanical and utility systems, HVAC costs exceeding \$5000, striping and replacement of parking lot, replacement of the roof and all matters of the structural integrity of the property.

in the Eugene-Springfield submarket rental rate grew 2.40% and the current robust demand of the logistical industrial segment illustrates an impressive 1.10% vacancy. Due to the increased demand of logistics warehousing this investment offers a strong releasing potential at higher rents.

Eugene-Springfield MSA area is the 2nd most-populous in the state of Oregon behind Portland. This facility is strategically site located by FedEx situated at the most efficient access point to their customer base, located just off Interstate 5 and Oregon route 595.

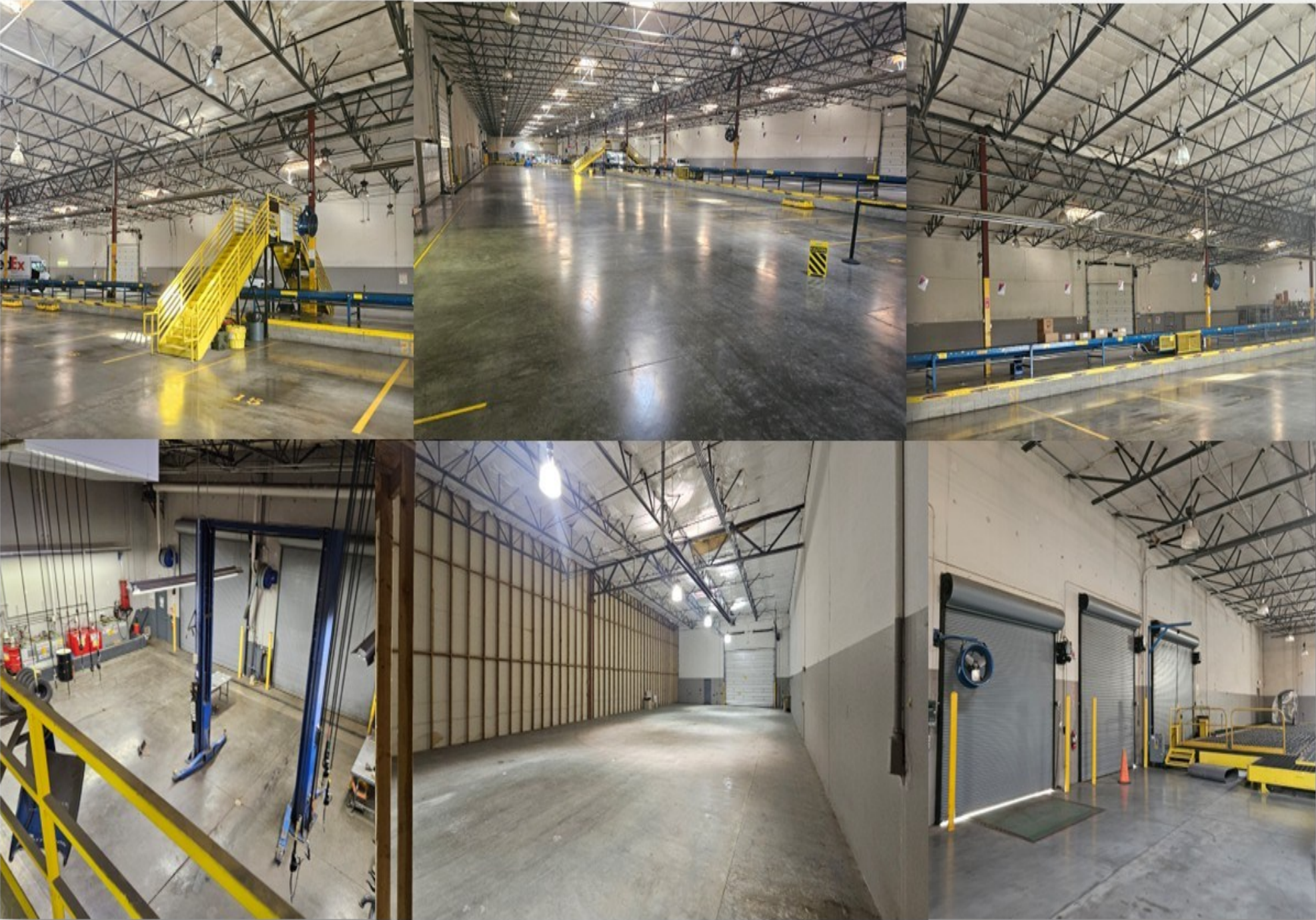
This is a premier opportunity for an investor to acquire a strategically located distribution property leased to FedEx Express. As is the standard procedure for FedEx, the site was originally pinpointed by their facility location model which combines package delivery patterns with many occupational aspects, such as fuel usage, truck mileage and wear and tear, driver road time restrictions and more.

Site Plan

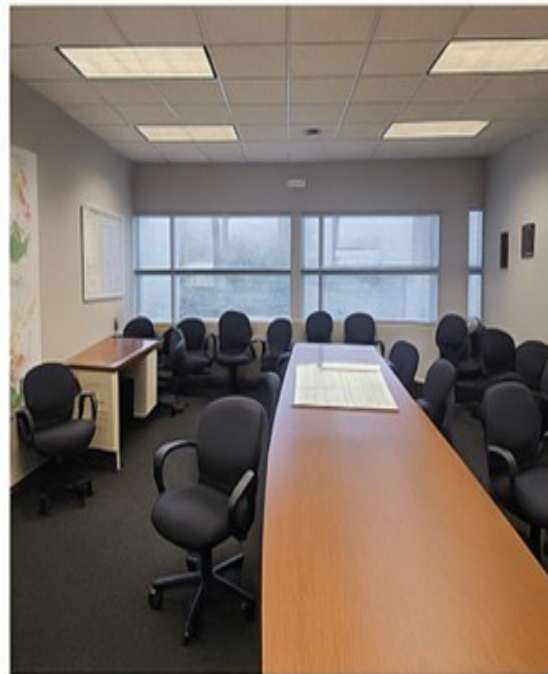




EXECUTIVE SUMMARY



EXECUTIVE SUMMARY





LOCATION OVERVIEW

Section 02

LOCATION OVERVIEW

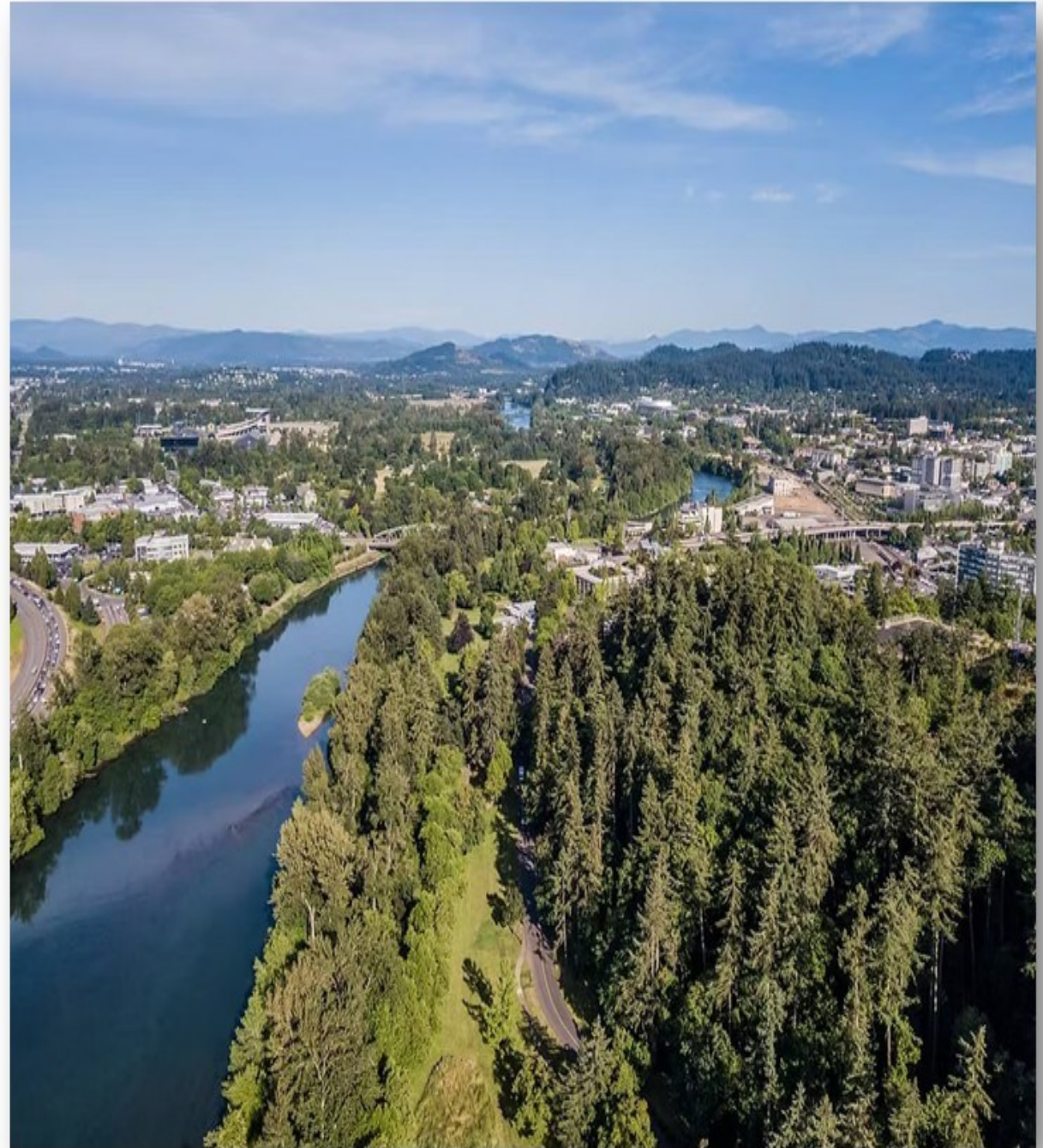
The Eugene–Springfield metropolitan area is the second most populous region in Oregon, serving as one of the state’s most dynamic and economically diverse markets outside of Portland. This facility is strategically positioned in the heart of Springfield’s industrial corridor and located at one of the region’s most efficient access points for distribution and customer reach. Direct connectivity to Interstate 5 and Oregon Route 595 provides seamless north–south transportation and rapid mobility across Lane County and the broader Pacific Northwest.

The region is anchored by the Willamette River, which flows through downtown Eugene and meets the McKenzie River just to the north. Known nationally as “TrackTown USA,” Eugene holds historic ties to Nike, Home of the Oregon Ducks, the University of Oregon, and multiple Olympic athletes. These connections contribute to a strong cultural identity and an active, thriving community.

Transportation infrastructure is robust and highly accessible. The Eugene Airport lies just minutes from downtown, while Amtrak connects directly into the city center. Interstate 5 offers straight-line access to the state capital in under an hour and to Portland in approximately two hours. Together with neighboring Springfield, Eugene provides an exceptional quality of life—an advantage consistently recognized by residents, employers, and visitors.

The area benefits from a strong and diverse labor pool supported by the University of Oregon, Bushnell University, and Lane Community College, collectively fostering a steady pipeline of educated and skilled workers. Over the past three decades, Lane County has continually expanded its footprint in key sectors including food and beverage manufacturing, healthcare, timber, and information technology.

Lane County is projected to add over 18,000 residents and thousands of new jobs fueled by population in-migration, University of Oregon–driven innovation, and targeted growth in health care, advanced manufacturing, biosciences, renewable energy, and outdoor-industry tourism. With statewide real GDP expected to grow 1.6–2.2% annually and regional wage growth projected at 3.6–4.0%, the area continues to attract new businesses and talent. Strategic initiatives—including the 2025–2030 Comprehensive Economic Development Strategy, expanded business accelerators, and major infrastructure investments—are strengthening the region’s economic resilience and diversifying its industrial base. Combined with exceptional connectivity, a strong labor pipeline, and high quality of life, Eugene–Springfield stands out as an attractive, future-proof location for industrial operations and long-term investment.



LOCATION OVERVIEW

DEMOGRAPHICS



Population

	5 MILES	15 MILES	25 MILES
2025 POPULATION	100,000	260,000	386,000
2030 PROJECTED	105,000	272,000	404,000
2020 CENSUS	94,000	238,500	382,900
2010 CENSUS	89,300	223,465	351,700



Household Income

	5 MILES	15 MILES	25 MILES
2025 MEDIAN	\$66,250	\$68,000	\$72,500
2030 MEDIAN PROJECTED	\$78,550	\$81,500	\$86,000
2025 AVERAGE	\$77,000	\$93,000	\$96,000
2030 AVG PROJECTED	\$92,000	\$111,000	\$114,500

54K+

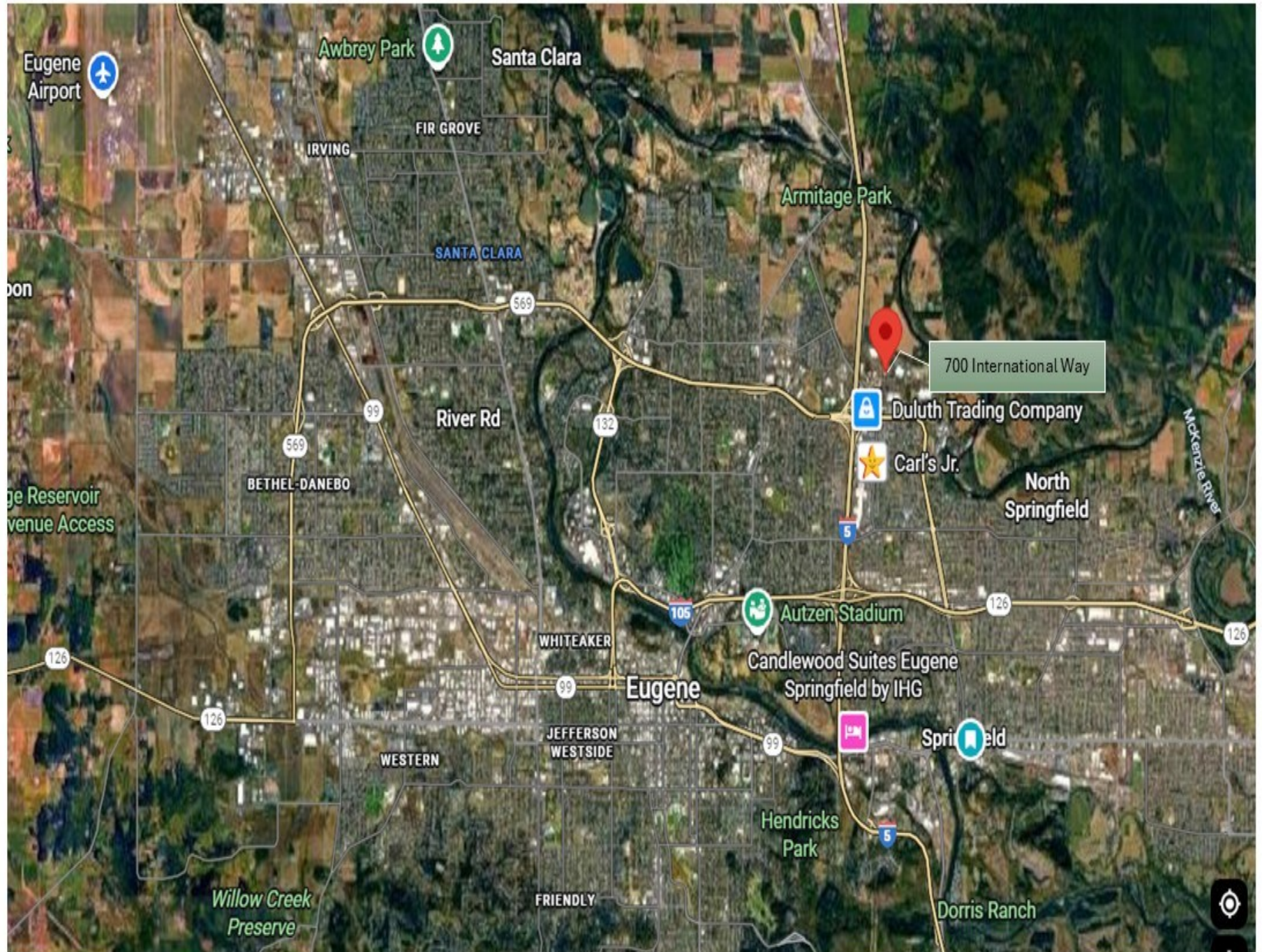
VPD on I-5

32.5K

VPD on Hwy 126



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