



3020 Grant Ave
Plover, WI 54467

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

FedEx Freight

3020 Grant Ave, Plover, WI 54467



Investment Highlights

Industry Leading Tenant

- In December 2024, FedEx Corporation announced its intent to separate FedEx Freight from the broader FedEx enterprise, **establishing FedEx Freight as a standalone publicly traded company**. The separation is expected to be completed in 2026 and is designed to **enhance FedEx Freight's operational focus and efficiency** as one of the dominant players in the less-than-truckload (LTL) industry. Operating from more than 350 locations across North America, FedEx Freight generated an **industry-leading \$9.4 billion in revenue** in FY '24.

Strategic FedEx Freight Hub

- This property serves as **FedEx Freight's only location in the Wausau-Stevens Point-Wisconsin Rapids CSA** ($\pm 280,000$ residents) making it a mission-critical hub for the company's LTL operations throughout central Wisconsin. Positioned directly off **Hwy 54**, the site provides seamless connectivity to **Interstate 39** and **Hwy 10**, connecting central Wisconsin to major population centers such as **Madison, Eau Claire and Appleton**.

Recently Upgraded Facility / Long Term Operating History

- The **$\pm 12,250$ SF** building sits on **± 5.47 acres** ($\pm 5.14\%$ Coverage), features 24 total doors, and received a **comprehensive LED lighting upgrade** in September 2025 to enhance operational efficiency. FedEx Freight has a long-standing **operating history of over 20 years** at the facility, demonstrating their commitment to the location.



Property Photos





Stevens Point Municipal Airport
±10 Miles Away



Willow Estates
±180 Units

Interstate 93
±3 Miles Away
±25,007 VPD



Canadian National Railway (CN)

± 16,621 VPD

54



Subject Property



Financial Overview

FedEx Freight

3020 Grant Ave, Plover, WI 54467



Financial Overview



Price
\$1,536,000



Cap Rate
7.50%



Term Remaining
±3.8 Years

PRICING SUMMARY

Price	\$1,536,000
Cap Rate	7.50%
Price/SF	\$125.39
Price/SF Land	\$6.45

PROPERTY SUMMARY

Address	3020 Grant Ave, Plover, WI 54467
Tenant	FedEx Freight
Building Square Feet (±)	12,250 SF
Acres (±)	5.47 AC
Lot Square Feet (±)	238,273 SF
Building/Lot Coverage	5.14%
Year Built	1999
Dock Doors	23
Ramped Doors	1
Construction	Metal

LEASE SUMMARY

Lease Expiration	12/31/2029
Options	One, 5-Year Option
Increases	CPI-U Based at Option Minimum - 4.17% Increase Maximum - 10.00% Increase
Term Remaining	±3.8 Years
Lease Type	Industrial NNN
Landlord Responsibilities	Roof, Structure, Foundation, Mechanical and Utility Systems
Tenant Responsibilities	Taxes, Insurance, Utilities, Overhead Doors, Landscaping, Snow Removal

FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

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Annualized Operating Data

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	RENT INCREASES
1/1/26 - 12/31/26	\$115,200	\$9,600	\$9.40	-
1/1/27 - 12/31/27	\$115,200	\$9,600	\$9.40	-
1/1/28 - 12/31/28	\$115,200	\$9,600	\$9.40	-
1/1/29 - 12/31/29	\$115,200	\$9,600	\$9.40	-
Option 1 - 5 Years				
1/1/30 - 12/31/34	\$126,720	\$10,560	\$10.34	CPI-U Based at Option Minimum - 4.17% Increase Maximum - 10.00% Increase



Tenant Overview

Year Founded
2002

Headquarters
Memphis, TN

Employees
40,000+

Locations
355+

Annual Revenue
\$9.4B



Tenant Overview

FedEx Freight is the less-than-truckload (LTL) division of FedEx, providing fast, reliable regional and long-haul freight shipping across North America. Known for its extensive terminal network and strong service performance, FedEx Freight handles palletized shipments that are too large for parcel but don't require a full truckload. The company emphasizes dependable transit times, flexible delivery options, and integrated logistics solutions that connect with the broader FedEx transportation and supply chain ecosystem. In December 2024, FedEx Corporation announced its intent to separate FedEx Freight from the broader FedEx enterprise to establish it as a standalone publicly traded company, a move expected to be completed in 2026 and designed to enhance FedEx Freight's operational focus and efficiency as a dominant player in the less-than-truckload (LTL) industry.

Why Invest in FedEx Freight?

- Industry leader in LTL shipping, offering stability and strong brand recognition in a resilient freight segment.
- Extensive national network that supports efficient transit times and broad market coverage across North America.
- Integrated FedEx ecosystem, benefiting from shared technology, logistics infrastructure, and cross-selling opportunities seamlessly.
- Consistent demand for LTL services, driven by e-commerce growth, diversified supply chains, and ongoing reshoring trends.
- Operational efficiency initiatives and technology investments that enhance profit margins and allow for strategic long-term competitiveness.

Market Overview

FedEx Freight

3020 Grant Ave, Plover, WI 54467



Plover, WI

Market Demographics



25,497

Total Population

\$56,218

Median HH Income

10,846

of Households

49.8%

Homeownership Rate

15,123

Employed Population

35%

% Bachelor's Degree

28.7

Median Age

\$189,700

Median Property Value

Local Market Overview

The Plover/Stevens Point area is anchored by a broad-based economy, supported by manufacturing, education, insurance and food-processing sectors, which helps maintain industrial demand in the region. With a relatively young median age, the city offers a workforce base that is significantly younger than the statewide figure. Income and housing affordability remain supportive. These characteristics combine to create a stable industrial sub-market where logistics, manufacturing and distribution users can secure cost-effective space with access to Central Wisconsin's infrastructure.

Demand for warehouse and light-industrial space in Stevens Point is underpinned by its location advantage. The city offers convenient access to major north-south and east-west corridors - including proximity to Interstate 39 and U.S. Highway 10 - making it a viable hub for regional distribution. The local development environment, including the Stevens Point Industrial Park, provides serviced lots and zoning for manufacturing and distribution use. As a result, industrial occupiers benefit from competitive lease rates relative to urban markets, and investors have the opportunity to capture upside through improved user productivity and operational efficiency in a cost-sensitive environment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,798	12,214	29,686
2025 Population	2,926	12,906	31,257
2030 Population Projection	3,035	13,421	32,477
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,222	5,080	13,064
2025 Households	1,274	5,370	13,771
2030 Household Projections	1,323	5,594	14,336
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$91,553	\$102,074	\$93,467

Economic Drivers

Central Wisconsin's manufacturing and logistics cluster forms a stable industrial base.

Strategic access to I-39/U.S. 10 and the Central Wisconsin Regional Airport enhances distribution efficiency.

Economic Drivers

A wide array of employers anchors the region—manufacturing firms, insurance/financial services and educational institutions all contribute to demand for industrial space. The local economic development entity notes that the Stevens Point Industrial Park is fully served with infrastructure and zoned for both light- and heavy-industrial use.

Primary Industries

- Manufacturing (especially plastics, packaging and fabricated metals)
- Logistics/warehousing
- Education/insurance service

Top Employers

- Sentry Insurance (Stevens Point HQ)
- Donaldson Company regional presence (filtration manufacturing)
- Skyward, Inc. (software)
- Large manufacturing suppliers listed via the Portage County Business Council
- Educational institution: University of Wisconsin—Stevens Point

Recent Developments

- Stevens Point Industrial Park (serviced lots, zoning, TIF district)
- Portage County Business Park & East Park Commerce Center (adjacent to industrial uses)
- Proximity to Central Wisconsin Regional Airport (approximate) and ready access to highway freight lanes.

The Stevens Point industrial market presents a cost-competitive environment compared to larger Midwest metros. Together, the evidence points to a diversified economy with multiple sectors feeding industrial demand—this reduces reliance on any one industry and enhances resilience.

\$5.3B+

Regional Gross Domestic Product

±60 Miles

Distance to Appleton



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3020 Grant Ave, Plover, WI 54467** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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