

Single Tenant Net Leased Investment Opportunity



5515 Industrial Way
Pasco, WA 99301

VIEW DRONE FOOTAGE

The Property is 100% leased to FedEx Express Corporation (NYSE: FDX), one of the world's leading transportation and logistics companies. FedEx operates an extensive global network serving more than 220 countries and territories and is widely recognized as a critical component of the global supply chain. FedEx Corporation generates approximately \$88–92 billion in annual revenue and maintains a substantial market presence supported by its extensive transportation infrastructure and long-standing operating history. The lease extends through October 31, 2031, providing investors with durable cash flow backed by an established investment-grade corporate tenant and a mission-critical facility location within the Pasco, WA market.

Exclusively listed by:

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Investment Overview

Single Tenant Net Leased Opportunity

Annual Base Rent (Starting 11/1/2026): \$753,420

Price: \$13,200,000

Cap Rate: 5.70%

Property Info

Parcel #: 113130551

Year Built: 2000

Dock Doors: 19

Overhead Doors: 5 Rollup Doors

Roof age: 2000 - Resealed and Recoated in 2015

Power: Franklin PUD

HVAC: 3 A/C units for offices, 20 heaters in warehouse

Executive Summary

Address: 5515 Industrial Way | Pasco, WA 99301

Tenant: Fedex

Lease Entity: Fedex Express Corporation

Use: Industrial

Rentable Building Area: 103,751 (100,001 SF Warehouse/Storage, 3,750 SF Office)

Land Size: 14.97 Acres/ 652,093 SF

Expense Structure: NNN

Rent Increases:

- 2% on 11/1/2028
- 2% on 11/1/2030

Rent Commit Date: 11/1/2026

Lease Expiration Date: 10/31/2031

Renewal Options: 2 (5-years)





- Tenant has occupied building since 9/1/2006



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Photo of Property	Property Name	Address	Year Built	Building SF	Land Size (AC)	Sale Price	Cap Rate	Occupancy at Sale	Tenant(s)	Lease Expiration / Term Remaining	Comments
	Subject	5515 Industrial Way Pasco, WA 99301	2000	103,751	14.97	\$13,200,000	5.70%	100%	FedEx	10/31/2031 (5 years remaining with 2x 5 year options)	5 year term commencing 11/1/2026
	FedEx	6447 N Cutter Cir, Portland, OR 97217	2015	212,015	22.27	\$32,500,000	5.74%	100%	FedEx	Aug 2030 (6 yrs remaining at sale)	Built-to-suit facility. Strong credit tenant. Unlikely to relocate.
	FedEx	165 Airport Rd, Fayetteville, NC 28306	1997	69,641	8.51	\$7,350,000	5.79%	100%	FedEx	Apr 30, 2027 (3 yrs remaining with 2x 5-yr options)	NN lease with 2.8% annual escalations.
	1485 Rail Head Blvd	1485 Rail Head Blvd, Naples, FL 34110	1997	96,875	5.55	\$16,000,000	5.70%	100%	Sherwin-Williams; FedEx; Florida Water Products	Multi-tenant (terms not fully detailed)	Joint venture acquisition. Fully occupied at sale.

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Industrial Building For Sale

5515 Industrial Way, Pasco, WA 99301 presents a rare opportunity to acquire a premier, high-volume logistics and distribution facility in the heart of the Pacific Northwest's most dynamic agricultural and industrial hub. Encompassing an expansive 103,751 square feet, this institutional-grade facility is situated on a massive 14.97-acre parcel, offering unparalleled yard space, seamless traffic circulation, and potential for future expansion. Securely anchored by a credit tenant, this property represents a stabilized, high-yield asset perfectly positioned to capitalize on the explosive growth of the Inland Northwest supply chain.



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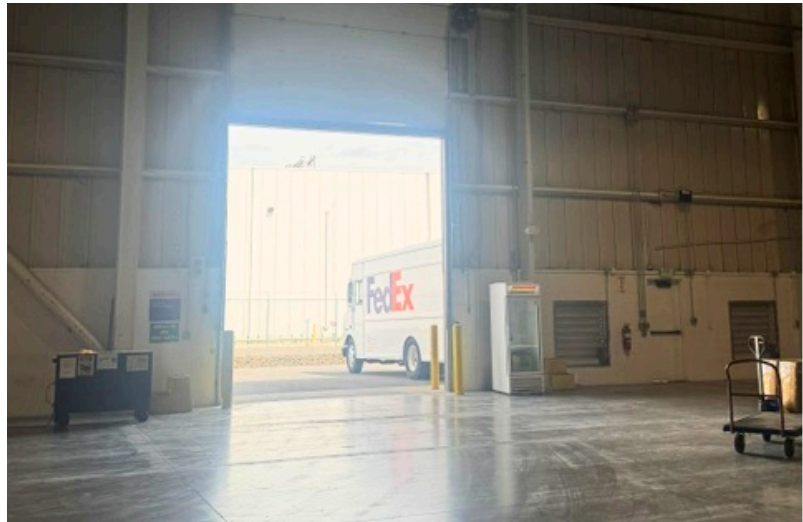
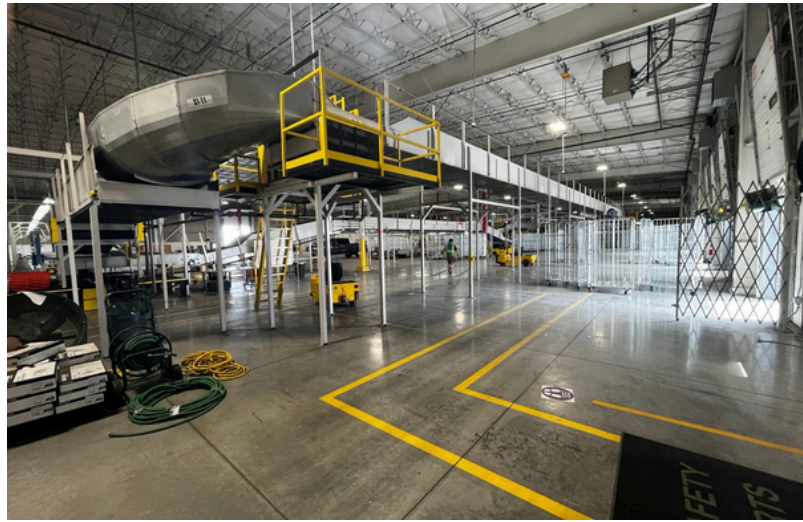




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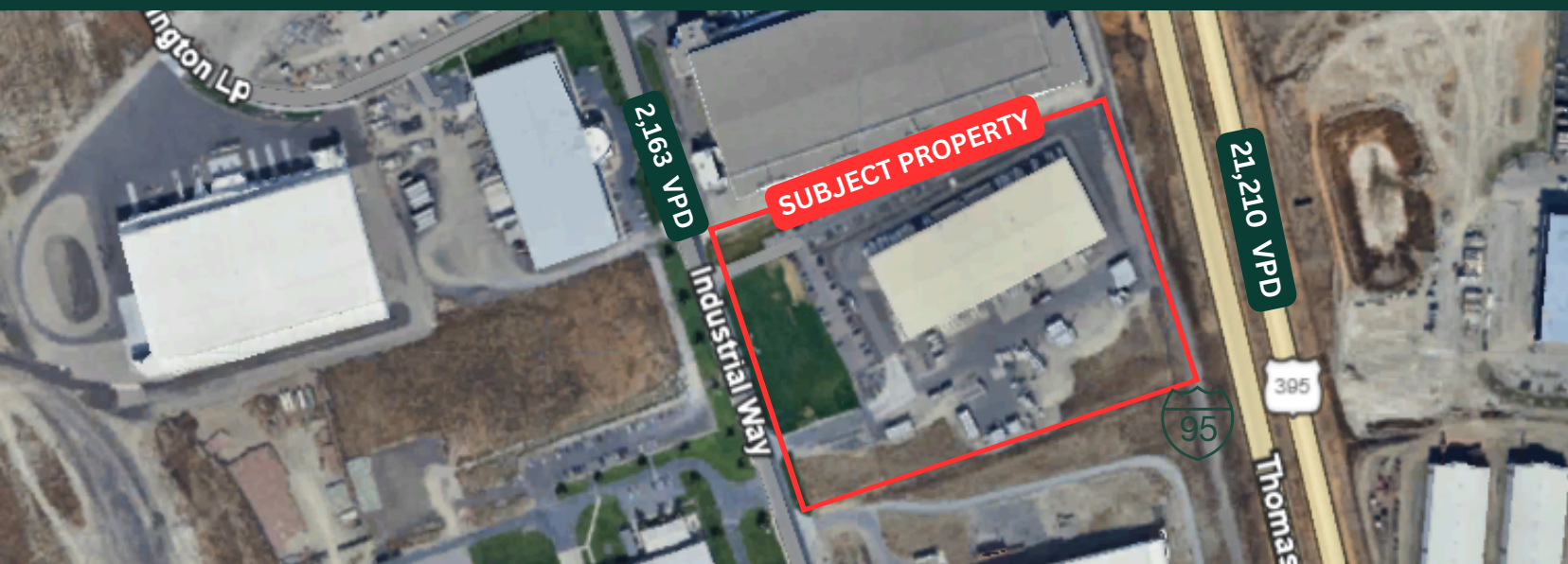




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