

FEDEX GROUND

5559 S Pennsylvania Avenue

Cudahy, Wisconsin



ON MARKET:
FEDEX GROUND IN CUDAHY, WISCONSIN



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- ▶ **FedEx Ground in Cudahy, WI**
7 MILES SOUTH OF MILWAUKEE
- ▶ **Minimal Landlord Responsibilities**
DOUBLE NET (NN) LEASE STRUCTURE
- ▶ **Strong Location Fundamentals**
ADJACENT TO MILWAUKEE MITCHELL INTERNATIONAL AIRPORT
- ▶ **Dense Industrial Trade Area**
5.3M SQUARE FEET OF RETAIL WITHIN 1 MILE
- ▶ **High Credit, Experienced Operator**
FEDEX CORPORATION IS RATED "BBB" BY STANDARD & POORS
- ▶ **Close Proximity to Interstate Highway**
UNDER 3 MILES FROM I-94
- ▶ **FedEx Ground Package System, Inc.**
HIGHEST YIELDING AND MOST PROFITABLE SEGMENT OF FEDEX CORP.

FINANCIAL OVERVIEW

5559 S PENNSYLVANIA AVENUE
CUDAHY, WISCONSIN

PRICE	\$1,973,154
CAP RATE	7.45%
NOI	\$147,000
PRICE PER SQUARE FOOT	\$261.34
RENT PER SQUARE FOOT	\$19.47
GROSS LEASEABLE AREA	7,550 SF
LAND AREA	4.15 Acres
YEAR BUILT (RENOVATED)	1981
TYPE OF OWNERSHIP	Fee Simple



REPRESENTATIVE PHOTO

RENT SCHEDULE						
	TERM		MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
BASE TERM	CURRENT	6/29/2027	\$12,250	\$147,000	\$19.47	-

LEASE SUMMARY

RENT COMMENCEMENT DATE	-
EXPIRATION DATE	6/29/2027
INITIAL TERM	-
TERM REMAINING	2.5+ Years
STRUCTURE	NN
BASE TERM INCREASES	None in Base Term
OPTIONS	Two, 3-Year
LEASE GUARANTOR	FedEx Corporation
GUARANTOR STRENGTH	Corporate Guaranty



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

TENANT OVERVIEW

FedEx has established itself as a global leader in the transportation, e-commerce, and business services industry. Founded in 1971, the company has experienced remarkable growth and expansion, building a robust network that spans the globe. FedEx's commitment to innovation, reliability, and customer satisfaction has solidified its position as a trusted partner for businesses of all sizes.

The company's business model centers on providing a comprehensive suite of logistics solutions, including express shipping, ground transportation, freight, and supply chain management. FedEx's extensive network, advanced technology, and dedicated workforce enable it to deliver time-critical shipments with unparalleled efficiency and precision. By offering a wide range of services and customization options, FedEx has become the preferred choice for businesses seeking seamless and reliable shipping solutions.

FedEx's strong financial performance, coupled with its commitment to corporate social responsibility, has earned the company a stellar reputation. The company's focus on sustainability, employee well-being, and community engagement highlights its dedication to making a positive impact on the world. As a result, FedEx has become a highly sought-after tenant in the commercial real estate market, offering stability, long-term lease terms, and strong creditworthiness.



REPRESENTATIVE PHOTO



OVERVIEW

TENANT	FedEx
OWNERSHIP	Public
LEASE GUARANTOR	FedEx Corporation
GUARANTOR STRENGTH	Corporate Guaranty
SYSTEMWIDE LOCATION COUNT	50,475+ Units
HEADQUARTERS	Memphis, TN
WEBSITE	www.fedex.com
SALES VOLUME	\$90.155B Rev (2023)
STOCK SYMBOL	FDX
BOARD	NYSE
CREDIT RATING	S&P: BBB
FORTUNE 500 RANK	46th



REPRESENTATIVE PHOTO

ABOUT CUDAHY

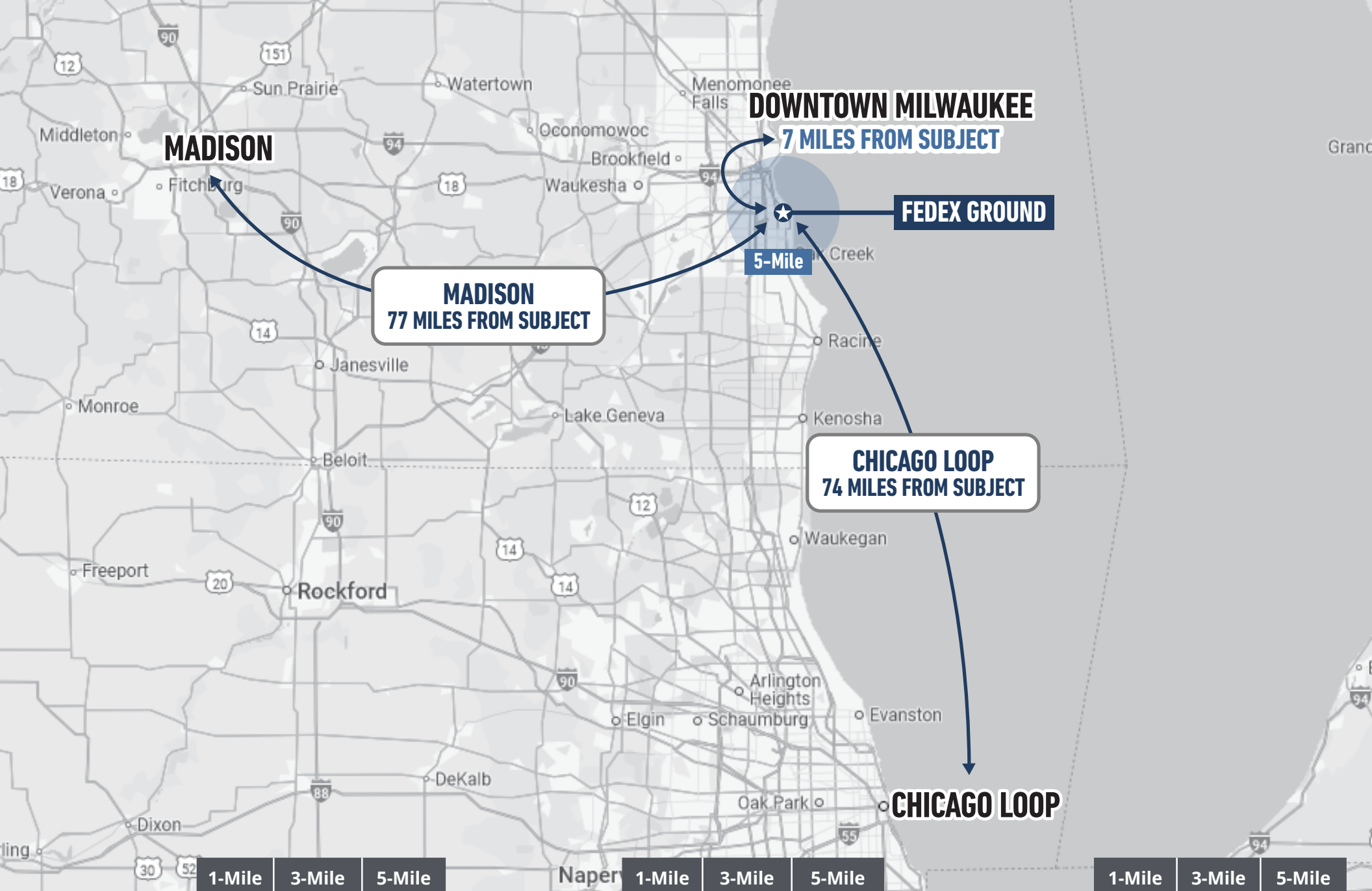
Cudahy, Wisconsin, offers a unique blend of small-town charm and urban convenience. With a rich history deeply intertwined with the region's industrial heritage, the city has evolved into a thriving community with a strong sense of identity. Cudahy's strategic location near Milwaukee provides residents with easy access to employment opportunities, entertainment, and cultural attractions.

The city's economy has diversified over the years, fostering a robust business environment. Cudahy has successfully attracted a mix of established companies and emerging entrepreneurs, creating a thriving marketplace. The city's commitment to supporting local businesses and investing in infrastructure has contributed to its economic growth and stability.

Cudahy boasts a strong sense of community, with residents actively participating in local events and initiatives. The city's excellent schools, parks, and recreational facilities create a family-friendly atmosphere. As Cudahy continues to grow and evolve, it remains dedicated to preserving its rich history while embracing the opportunities of the future.



REPRESENTATIVE PHOTO



	1-Mile	3-Mile	5-Mile	Naper	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	6,252	70,290	186,253	2010 Households	2,568	30,824	77,520	2023 Average HH Income	\$71,894	\$74,202	\$75,266
2023 Population	6,170	66,722	177,612	2023 Households	2,531	29,221	73,758	2023 Median HH Income	\$62,708	\$61,100	\$61,231
2028 Population	6,073	65,163	173,630	2028 Households	2,487	28,493	71,980				

BROKER HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker and should not be made available to any other person or entity without the written consent of Broker.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Broker, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Broker, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.

CONTACT US:

ASHER WENIG

LICENSED REAL ESTATE SALESPERSON

awenig@sabcap.com

t. 847.571.3999

LICENSE #: 10301219652 (NY)

IN ASSOCIATION WITH:

BROKER OF RECORD

Brian Brockman

Bang Realty-Wisconsin

t. 513.898.1551

brian@bangrealty.com

LICENSE #: 58296-90 (WI)

