



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

**JEFF BRACCO**

Managing Director  
510-388-4438  
jbracco@thekasegroup.com  
CA DRE #01336201

**SCOTT REID**

ParaSell, Inc. - Broker  
949-942-6585  
scott@parasellinc.com  
PA #RM424379  
Lic #: In association with Paracel Inc. | a licensed Ohio Broker #REC -2020005946

# FedEx Freight

**217 East View Drive, Mount Pleasant,**

**PA 15666**



## TABLE OF CONTENTS

**03** PROPERTY INFORMATION

**04** PROPERTY SUMMARY

**07** TENANT OVERVIEW

**09** LOCATION INFORMATION





## 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, PA, this 20,200 SF industrial facility sits on a 9-acre parcel and was expanded in 2016 to support growing freight volume needs. The property features durable metal construction, a standing seam metal roof, and ESFR sprinklers. With 56 dock doors and an 18-foot clear height, it is designed for optimal operational efficiency. FedEx, the creditworthy tenant, assumes responsibility for taxes, insurance, and utilities, while the landlord is responsible for roof and structure maintenance, ensuring a stable, low-maintenance investment.

Offered at \$7,673,000, this property generates a Net Operating Income (NOI) of \$498,756, reflecting a 6.5% cap rate. The tenant, FedEx, is responsible for taxes, insurance, and utilities, while the landlord covers roof and structure maintenance. FedEx Corporation (NYSE: FDX, S&P: BBB) provides a strong credit guarantee, further enhancing the investment's security. Additionally, the property includes scheduled 5% rent increases during each option period, ensuring a reliable source of income growth. The property's durable metal construction and low-maintenance features, including a standing seam metal roof and ESFR sprinklers, reduce ongoing maintenance costs.

Situated in Mount Pleasant, PA, this property benefits from its proximity to major highways, I-70 and US-119, offering excellent access to regional and national transportation networks. The facility is strategically positioned within 28 miles of Pittsburgh, providing easy access to a dense labor pool and key industrial markets. The property also includes a fuel canopy and parking for 95 vehicles, with concrete parking areas designed for heavy-duty use.

## LOCATION DESCRIPTION

Mount Pleasant is part of the Pittsburgh Metropolitan Statistical Area, a well-established industrial hub with a diverse economy. The surrounding area boasts a mix of local and national businesses, supported by a strong workforce and proximity to essential infrastructure. The strategic location along major transportation corridors further enhances the property's appeal, with regional connectivity to key industrial and logistics centers. This area continues to grow as a favored location for industrial tenants, making this property an attractive long-





# 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



## MOUNT PLEASANT, PA

The Mount Pleasant, PA market is supported by a stable and expanding economy, with the region benefiting from its proximity to Pittsburgh and strong industrial growth. As of 2024, the Pittsburgh metropolitan area's GDP is projected to grow by 2.1%, indicating steady economic progress. The region also saw a 1.8% increase in job growth over the past year, with notable expansions in manufacturing, logistics, and healthcare. The industrial sector, in particular, continues to thrive due to the area's strategic location along key transportation routes like I-70 and US-119, contributing to an influx of new businesses and commercial developments.

The Mount Pleasant area also benefits from a growing labor force, with a median household income of \$61,200 in 2023, showing a 4.2% increase from the previous year. The surrounding region has a high concentration of blue-collar workers, particularly in manufacturing, distribution, and logistics, which drives demand for industrial space. The community's proximity to Pittsburgh provides access to a skilled workforce, offering a reliable labor pool for both established and new industries. Additionally, the area's residential population continues to grow at a rate of 2.1% annually, supporting demand for housing and commercial properties.

Industrial real estate in Mount Pleasant is showing strong fundamentals, with vacancy rates in the area hovering around 4.5% as of mid-2024. Demand for industrial properties remains robust, supported by the region's strong transportation infrastructure and proximity to major commercial hubs like Pittsburgh. The rental market for industrial spaces has seen a steady increase, with rents growing at an average rate of 3.6% per year. This growth is expected to continue, with industry experts predicting a 2.8% increase in rents for 2025, driven by the area's sustained economic growth and low inventory levels.



# AERIAL MAP





# 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

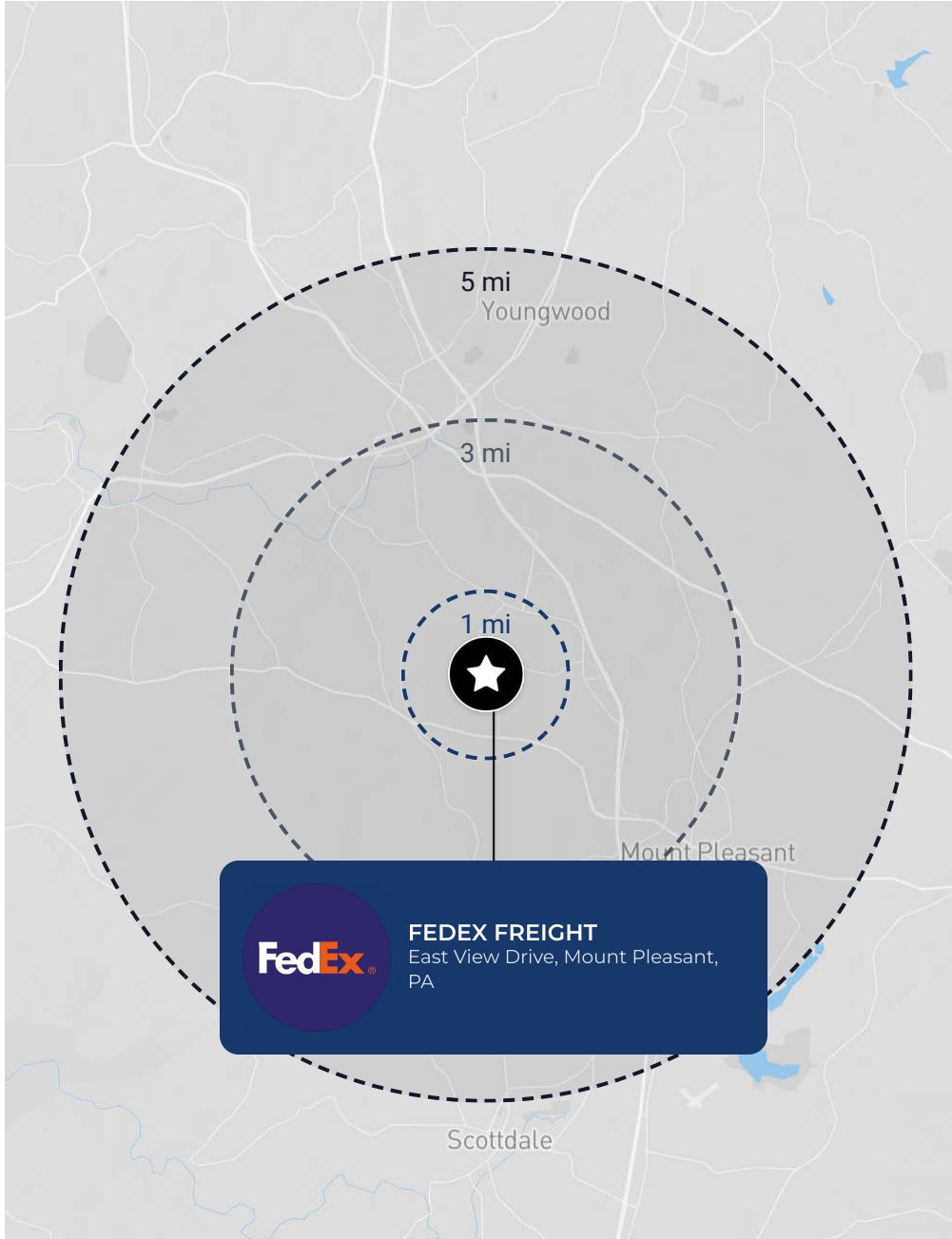
Industrial rental rates in Mount Pleasant have grown at an average annual rate of 3.6%, with forecasts for a 2.8% increase in 2025. This consistent rent growth, coupled with low vacancy rates, indicates a strong and stable demand for industrial real estate, offering solid investment opportunities in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





# CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group, ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor and ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group and ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

## Jeff Bracco

Managing Director  
510-388-4438  
jbracco@thekasegroup.com  
CA DRE #01336201

## Scott Reid

ParaSell, Inc. - Broker  
949-942-6585  
scott@parasellinc.com  
Lic #: PA #RM424379

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