The Kase Group
Real Estate Investment Services

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

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FedEx Freight

217 East View Drive, Mount Pleasant, PA 15666

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PROPERTY INFORMATION

PROPERTY SUMMARY

OFFERING SUMMARY	
Sale Price	$8,312,600
Price per SF	$365.79
NOI	$498,756
Cap Rate	6.00%
Building Size	20,200 SF
Lot Size	9 AC
Year Built	2001 - Expanded in 2016
Lease Start	05/07/2018
Lease End	05/07/2040
Options	Two, 5-Year Options Remaining
Increases	5% increase in 5/7/2030 to $523,695 5% increase 5/7/2035 to $577,372

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 OVERVIEW

PROPERTY DESCRIPTION

Located at 217 East View Drive in Mount Pleasant, Pennsylvania, this 20,200 SF industrial facility sits on a 9-acre parcel. The site was expanded, and the lease was extended in 2016 to support the growing volume needs of FedEx Freight. The lease was extended again in 2026 through May of 2040, demonstrating the tenant's continued commitment to the location. With 56 dock doors and an 18-foot clear height, the facility is designed for efficient freight operations.

The property features durable metal construction, a standing seam metal roof, and an ESFR sprinkler system. The landlord is responsible for roof and structural maintenance, while FedEx covers taxes, insurance, and utilities.

Offered at $8,312,600, the property generates a Net Operating Income (NOI) of $498,756, representing a 6.00% cap rate. The lease is backed by FedEx Corporation (NYSE: FDX, S&P: BBB-), providing strong corporate credit. Scheduled rent increases of 5% in May 2030 and May 2035 will increase annual rental income to $523,695 and $577,372, respectively.

INVESTMENT HIGHLIGHTS

- **New 14-Year Lease Extension**
- **20,200 SF on 9 Acres – Expanded in 2016 to Support Freight Volume Growth**
- **Tenant Responsibilities: Taxes, Insurance, Utilities (Landlord: Roof & Structure Only)**
- **Strong Credit Guarantee – FedEx Corporation (NYSE: FDX, S&P: BBB-)**
- **Strategic Location Along I-70 (33,000 VPD) and US-119 (25,000 VPD) – 28 Miles to Pittsburgh**
- **Located in a Diverse Industrial Community with Nearby Tenants including Philips Respironics, Baker Hughes, Cintas, and Coca-Cola**

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 benefits from the financial backing and operational strength of parent company FedEx Corporation, which maintains investment-grade credit ratings of BBB from S&P

FedEx® Freight


FedEx Freight
FEDEX FREIGHT
217 EAST VIEW DRIVE
MOUNT PLEASANT, PA
E VIEW DR

The Kase Group

FedEx Freight

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LOCATION INFORMATION

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.

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

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.

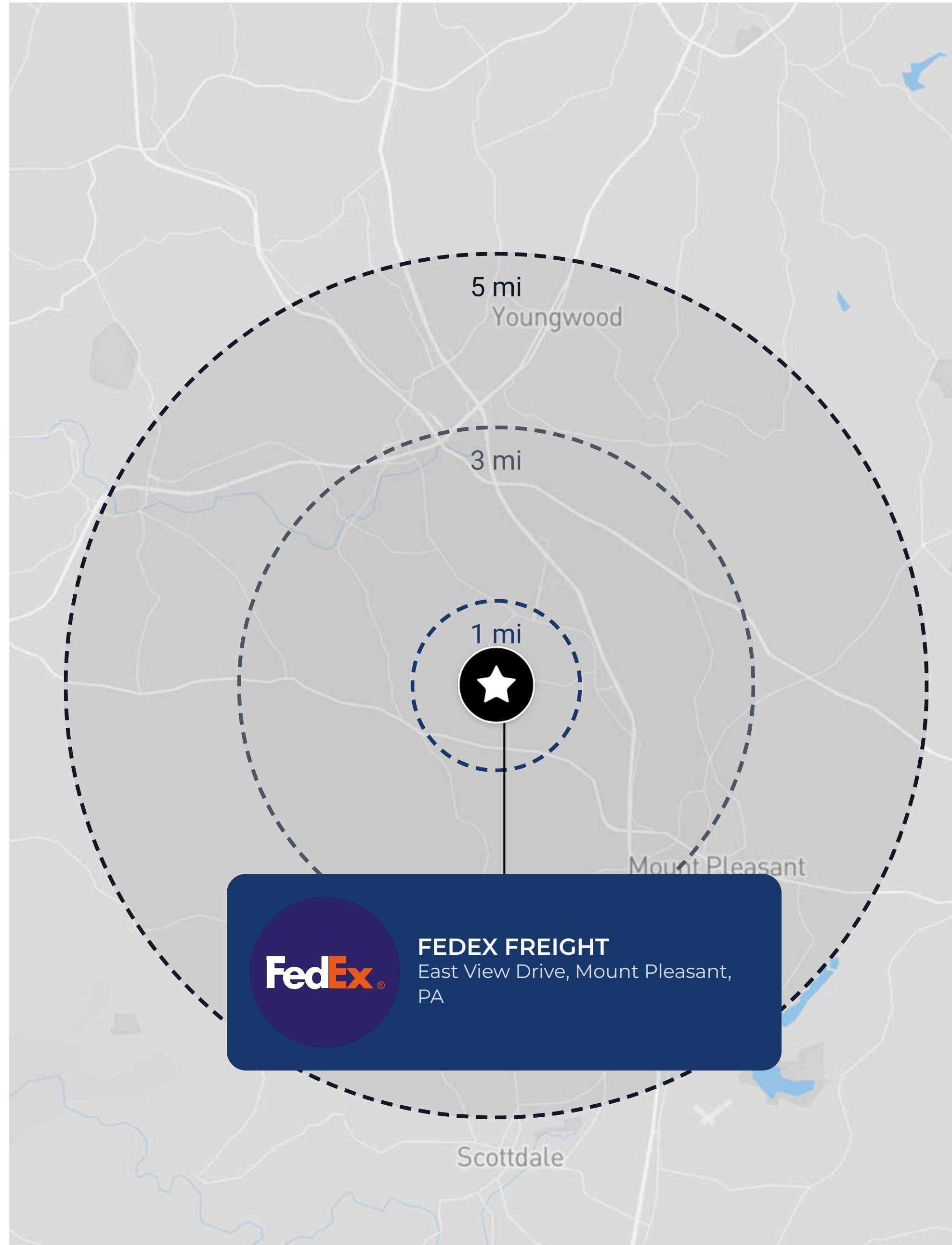
Steady Rent Growth

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



AERIAL MAP


ACE Hardware
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Do it Best
BORTZ HARDWARE
amazon
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Johnson HARDWARE
Engineered Excellence
HEPLER'S HARDWARE
SAVAGE
SAVAGE
PNC
FedEx Freight
FEDEX FREIGHT
East View Drive, Mount Pleasant, PA
GELS
Global Expeditionary Logistics Symposium
STORE XPRESS
More than storage
Independence
HEALTH SYSTEM

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