



FEDEX GROUND

481 GREGG DR, BUENA VISTA, COLORADO

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EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to offer For Sale a 11,050 SF, Free-Standing, NN leased, single tenant industrial facility located in Buena Vista, CO. The tenant, FedEx Ground (NYSE:FDX | S&P: BBB) has 2.8 years of lease term remaining with 2 (5-Year) options to renew at 10% increases. The lease structure is Double Net (NN), with the Landlord being responsible for the maintenance of the structural portions of the building including the foundation, roof, exterior walls and floor slabs.

The subject site is located along Gregg Dr. and is just off highway 24 serving a large area of central Colorado. The building features metal construction, 20'-22' clear height, two dock high loading doors and eight grade-level loading doors. Owner built to suit for Fedex Ground in 2017.



INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANT | CORPORATE GUARANTEE

- FedEx Ground brought in \$34.3 billion in revenue for fiscal year 2024 (ending February 2024) according to the FedEx Investor Relations website. This represents roughly 39% of FedEx's total revenue for that period.
- Credit Rated (S&P : BBB), \$6.5mm in average daily package volume, 680 aircraft worldwide.

BUILD-TO-SUIT LOCATION

- Build-to-suit facility for FedEx Ground. Built in 2017.
- Metal construction, 20'-22' clear heights, 8 grade level loading doors and 2 dock-high loading doors
- Fenced
- Trailer Parking

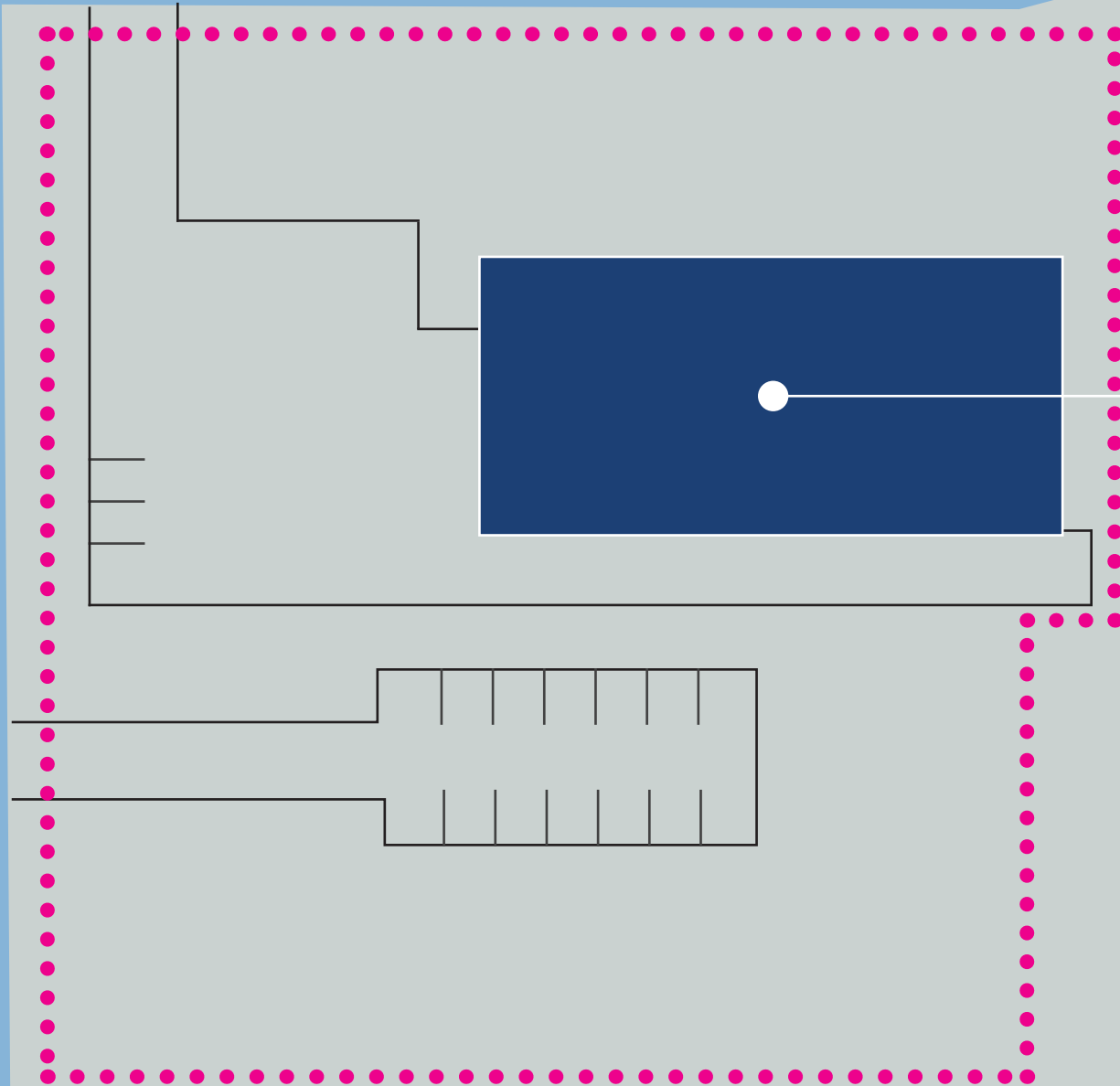
KEY FINANCIAL DATA

PRICE	\$2,050,000
CAP RATE	8.03%
LEASE TYPE	NN
LEASE COMMENCEMENT	5/19/2017
LEASE EXPIRATION	5/31/2027



GREGG DR

MCCORMICK



DOWNTOWN
BUENA VISTA

306

371



24

GREGG DR.

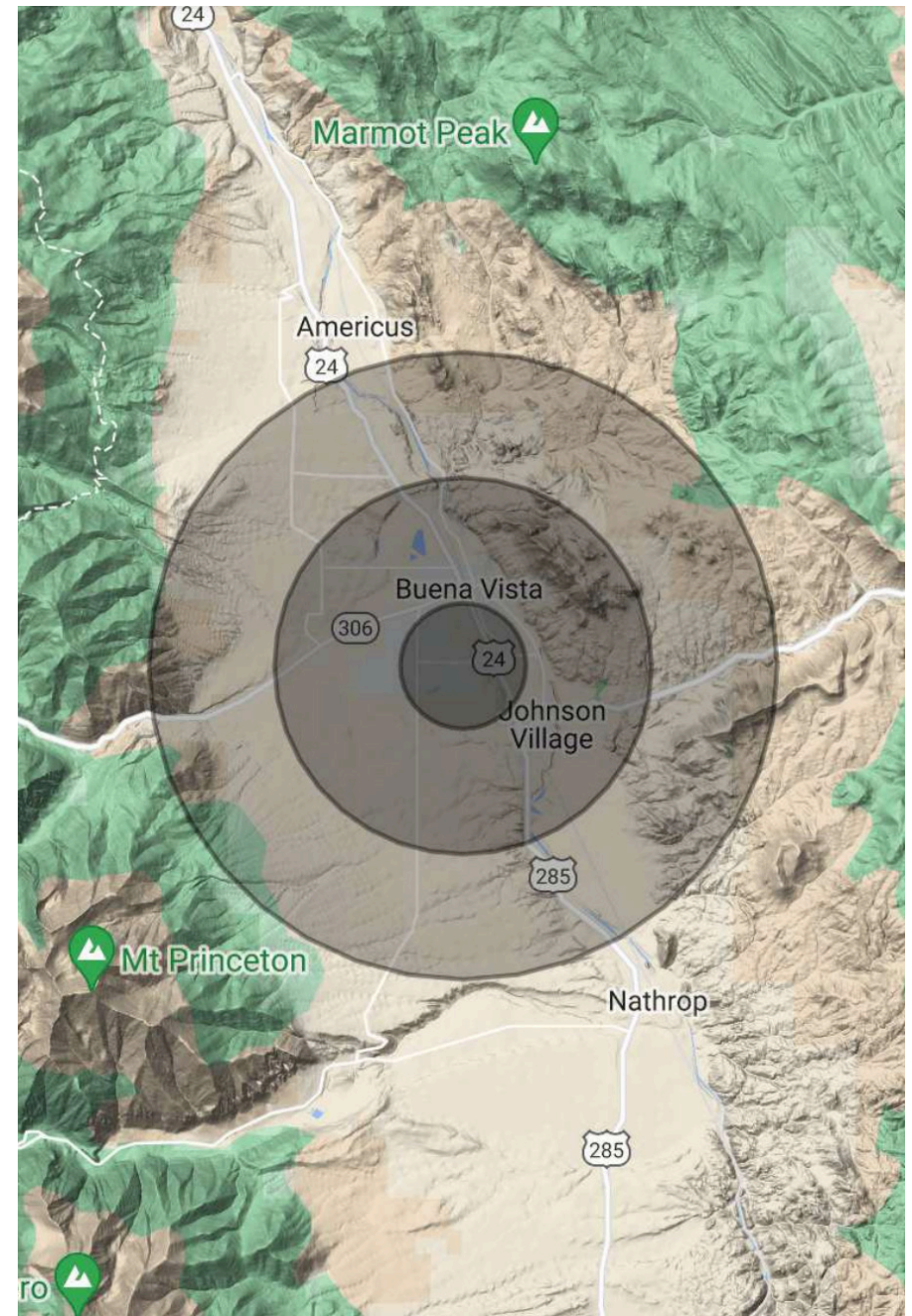
CENTRAL COLORADO
REGIONAL AIRPORT



MARKET OVERVIEW

Buena Vista, nestled in the Rockies, is an outdoor paradise with activities like rafting, kayaking, fishing, hiking, and skiing. Beyond its outdoor allure, Buena Vista boasts a vibrant arts scene and a welcoming community spirit. Galleries showcase local talent, and festivals celebrate music, film, and cuisine. Cozy cafes, bakeries, and breweries provide perfect places to unwind after days filled with adventure.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,063	6,448	7,656
Average Age	43	45	46
Average Age (Male)	42	44	45
Average Age (Female)	44	46	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	689	2,335	2,889
# of Persons per HH	3	2.8	2.7
Average HH Income	\$73,366	\$80,265	\$84,527
Average House Value	\$540,513	\$558,052	\$569,515
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,562	5,096	6,197
Total Population - Black	112	263	265
Total Population - Asian	16	50	57
Total Population - Hawaiian	1	3	4
Total Population - American Indian	34	97	107



PROPERTY PRICING

PROPERTY SUMMARY

ADDRESS	481 GREGG DR. BUENA VISTA, CO, 81211
APN	R327120100154
YEAR BUILT	2017
GLA	11,050 SF
LOT AREA	5.47 ACRES
ZONING	I-1
TYPE OF OWNERSHIP	FEE SIMPLE

PRICING

PRICE:	\$2,050,000
CAP RATE:	8.03%
PRICE/SF:	\$185.52

LEASE OVERVIEW

TENANT	FEDEX GROUND
PROPERTY SUBTYPE	DISTRIBUTION
GUARANTOR	CORPORATE
LEASE TYPE	NN
LEASE COMMENCEMENT	5/19/2017
LEASE EXPIRATION	5/31/2027
OPTIONS	TWO (5) YEAR
RENTAL INCREASES	10% AT OPT 1, 5% AT OPT 2
TENANT PURCHASE RIGHTS	NO

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
CURRENT-5/31/2027	\$164,569	\$13,714	\$14.89	8.03%
6/01/2027-5/31/2032 (OPTION)	\$181,020	\$15,085	\$16.38	8.83%
6/01/2032-5/31/2037 (OPTION)	\$190,080	\$15,840	\$17.20	9.27%

