

INVESTMENT | FOR SALE



FEDEX

3125 Erie Blvd. E., Dewitt, NY 13214



CONTACT EXCLUSIVE AGENT:



Barton K Feinberg
Senior Associate Broker
Mobile (315) 447-8668
bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
(315) 424-1111 (Main)
www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.

PROPERTY FEATURES

- Investment Grade Tenancy- FedEx Corporation (S&P:BBB)
- 25 Years of Occupancy with Approximately Seven Years Remaining on NNN Lease Term
- Two - Five Year Renewal Options
- Year Built 1999 with a Complete Renovation 2023
- 6,000 SF Building with 30 Plus Parking Spaces
- Capitalization Rate 7.9%



FEDEX

3125 Erie Blvd. E., Dewitt, NY 13214

INVESTMENT | FOR SALE





	2 Mile	5 Mile	10 Mile
Population	35,085	185,708	372,508
2023 Households	15,015	73,953	150,708
Average Income	\$74,181	\$66,883	\$80,698
Day Time Employees	25,456	169,799	242,678
Business	2,304	13,604	20,417

Source: ERSI 2022

TRAFFIC COUNT

- Erie Blvd
Thompson to
Bridge St:
18,430
- Thomson Rd &
I-690: 21,237

Source: AADT NYS DOT 2022

FEDEX

3125 Erie Blvd. E., Dewitt, NY 13214

INVESTMENT| FOR SALE



FOR MORE
INFORMATION
PLEASE CONTACT



Barton K Feinberg
Senior Associate Broker
Mobile (315) 447-8668
bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
(315) 424-1111 (Main)
www.suttoncos.com



INVESTMENT | FOR SALE



FEDEX

3125 Erie Blvd. E., Dewitt, NY 13214