
609 Commerce Rd, Richmond, IN

# FOR SALE | FOR LEASE

**$1,350,000**

**$8/Sq. Ft**

**ALAN STAMPER**
**(765) 994-8822**

**OFFERING MEMORANDUM**


**LISTED BY:**

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# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

- FedEx Express Ship Center – This building has been the home to FedEx since 1987 serving the Richmond and surrounding markets. FedEx Express is the world's largest express transportation company, and one of four segment offerings which comprise the world's largest commerce provider.

- Corporately Guaranteed Lease – Nearly 2 Years remaining on a corporately guaranteed lease. FedEx Corporation has a market cap of ±-$70 Billion and holds an S&P: BBB credit rating with Standard & Poor's Rating Service.

- Facility Highlights – This 13,375 Sq. Ft. facility sits on 2.44 AC (12.61% Coverage) allowing for future expansion capabilities. Combination of high-ceilings and larger office space makes this a perfect facility for any type of transportation, warehousing or like manufacturing businesses.

- Strategically Located – The subject property is located right off an interchange of the interchange of I-70 & US-40 in the middle of two north-south highways, I-65 & I-75. by national tenants such as Walmart, Kroger, Dick's Sporting Goods, Best Buy, and more. This facility is in the middle of Indianapolis, Cincinnati, Columbus, and Fort Wayne. Richmond is home to four colleges: Earlham College, Indiana University East, Ivy Tech Community College of Indiana, and the Purdue Polytechnic Institute – Richmond.

# FINANCIAL OVERVIEW

| | | |
|---|---|---|
| » | **ADDRESS** | 609 Commerce Rd, Richmond, IN 47374 |
| » | **PRICE** | $1,350,000 |
| » | **CAP RATE** | 6% |
| » | **PRICE/SF** | $100.93 |
| » | **PRICE/SF LAND** | $12.72 |
| » | **BUILDING/LOT COVERAGE** | 12.61% |
| » | **TOTAL BUILDING SQUARE FEET** | ±13,375 |
| » | **ACRES** | ±2.44 |
| » | **LOT SQUARE FEET** | ± 106,069 |

## TENANT

| | |
|---|---|
| Original Lease Commencement | 5/7/87 |
| Current Lease Commencement | 5/31/26 |
| Current Lease Expiration | 5/31/28 |
| Lease Term Remaining | 2 Years |
| Property Monthly Rent | $7500 |
| Total Annual Rent | $90,0000 |
| Rent/SF | $6.73 |
| Rent Increases | N/A |
| Lease Type | Industrial NNN |
| Tenant Responsibilities | Operating Expenses / Parking Lot |
| LL Responsibilities | Roof / Structure / HVAC Replacement |


bp
Domino's
TA
Cracker Barrel
OLD COUNTRY STORE
IHOP
LOWE'S
OHIO/INDIANA BORDER
40
± 20,000 VPD
Hampton Inn & Suites
INTERSTATE
70
± 40,000 VPD
Holiday Inn
U-HAUL
Culver's
THE SKATE
ROLLER RINK
STRONGHOLD
SELF STORAGE
FedEx
Express
LINCARE
A Linde company.


TOYOTA
Quality INN
BY CHOICE HOTELS
HARBOR FREIGHT
BUFFALO WILD WINGS
ALDI
Party City
HOBBY LOBBY
Walmart
Supercenter
T.J.maxx
JOANN
40
±19,000 VPD
RED LOBSTER
FRESH FISH · LIVE LOBSTER
RICHMOND MALL
SHOPPING MALL
Olive Garden
chili's
McALISTER'S DELI
GNC
LIVE WELL.
Bath & Body Works
OfficeMax
Dillard's
DICK'S SPORTING GOODS
BEST BUY
KOHL'S
MENARDS
Hampton Inn & Suites
BUFFALO WINGS & RINGS
Berry
THE SKATE
ROLLER RINK
CALIBER
COLLISION
STRONGHOLD
SELF STORAGE
FedEx Express
LINCARE
A Linde company

# CURRENT TENANT OVERVIEW

## FEDEX EXPRESS

FedEx Corporation is an American multinational delivery services company headquartered in Memphis, Tennessee. The name “FedEx” is a syllabic abbreviation of the name of the company’s original air division, Federal Express (now FedEx Express), which was used from 1973 until 2000. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location, a feature that has now been implemented by most other carrier services. FedEx is also one of the top contractors of the US government.

Connecting people with goods, services, ideas and technologies creates opportunities that fuel innovation, energize businesses and lift communities to higher standards of living. FedEx believes that a connected world is a better world, and that belief guides everything they do.

FedEx delivers joy during the holidays. It delivers hope to survivors of natural disasters. Customers count on FedEx’s diverse portfolio of transportation, e-commerce, and business solutions. Its networks reach more than 220 countries and territories, linking more than 99 percent of the world’s GDP. Behind it all is more than 490,000 team members around the world, who are united around the Purple Promise: “I will make every FedEx experience outstanding.”

# AREA OVERVIEW


## RICHMOND, IN

Richmond is a city in east central Indiana, bordering on the State of Ohio in the Dayton metropolitan area. It is the county seat of Wayne County. Situated largely within Wayne Township, its area includes a non-contiguous portion in nearby Boston Township, where Richmond Municipal Airport is currently located. Richmond has four colleges: Earlham College, Indiana University East, Ivy Tech Community College of Indiana, and the Purdue Polytechnic Institute – Richmond.

Richmond is sometimes called the “cradle of recorded jazz” because the earliest jazz recordings, and records were made at the studio of Gennett Records, a division of the Starr Piano Company. Gennett Records was the first to record such artists as Louis Armstrong, Bix Beiderbecke, Jelly Roll Morton, Hoagy Carmichael, Lawrence Welk, and Gene Autry. The city has twice received the All-America City Award

| | POPULATION | | HOUSEHOLDS | | HOUSEHOLD INCOME |
|---|---|---|---|---|---|
| | 2025 ESTIMATE | 2030 PROJECTION | 2025 ESTIMATE | 2030 PROJECTION | 2025 ESTIMATE |
| **1-MILE** | 843 | 812 | 427 | 409 | $59,208 |
| **3-MILE** | 12,381 | 12,505 | 5,318 | 5,352 | $84,457 |
| **5-MILE** | 37,659 | 38,747 | 15,402 | 15,776 | $66,541 |

*SUBJECT PROPERTY DEMOGRAPHICS

# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of FedEx Express located at 609 Commerce Rd, Richmond, IN 47374 ( “Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Alan Stamper Real Estate Services. The material and information in the Offering Memorandum is unverified. Alan Stamper Real Estate Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Alan Stamper Real Estate Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 of Alan Stamper Real Estate Investment Services.

Owner and Alan Stamper Real Estate Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Alan Stamper Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

LISTED BY:

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COLDWELL BANKER
LINGLE


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