



Offering Memorandum

FedEx - Tupelo MSA

3341 N Coley Rd, Belden (Tupelo), Mississippi
+/- 101,570 SF | +/- 16.8 AC | 2013 Construction



Subject Property

Net Lease Capital Markets Experts:

Ken Hedrick
Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Andrew Ragsdale
Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Jonathan Ameen
Senior Vice President
+1 918 519 9742
jonathan.ameen@colliers.com

Phillip Butts
Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com

Chris Abadie
Senior Vice President
Broker of Record
MS Lic: 24566



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The Offering

Colliers, as exclusive advisor, is pleased to introduce for sale the FedEx Ground Industrial Facility located at 3341 N. Coley Road, Belden (Tupelo), Mississippi. The Subject Property is 100% net-leased to FedEx Ground Package System, Inc. through September 30, 2031 with two (2) additional five (5) year options to renew. The Subject Property was originally constructed in 2013 as a build-to-suit and has undergone an expansion, including a parking lot expansion in 2024.

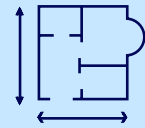
Investment Highlights



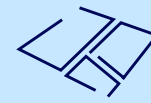
Investment Grade Credit –
BBB (Standard & Poor's)



2013
Build-to-Suit



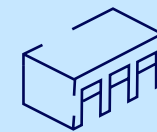
±101,570
Square Feet



±16.83
Acres



Direct Interstate
Access



Dock Doors
26



Lease Overview

Price	\$14,758,000
Address	3341 N. Coley Road
City, State	Belden, Mississippi
Tenant/Guarantor	Federal Express Corporation
Year Built	2013
Building Expansion	2016
Parking Lot Expansion	2024
Interest	Fee Simple
Building Size	+/- 101,570 SF
Land Size	+/- 16.83 AC
Annual Rent	\$1,157,584
Original Commencement	August 1, 2013
Current Expiration	September 30, 2031
Option Periods	2, 5 Year Options
Landlord Obligations	Roof, Structure, Utility Lines

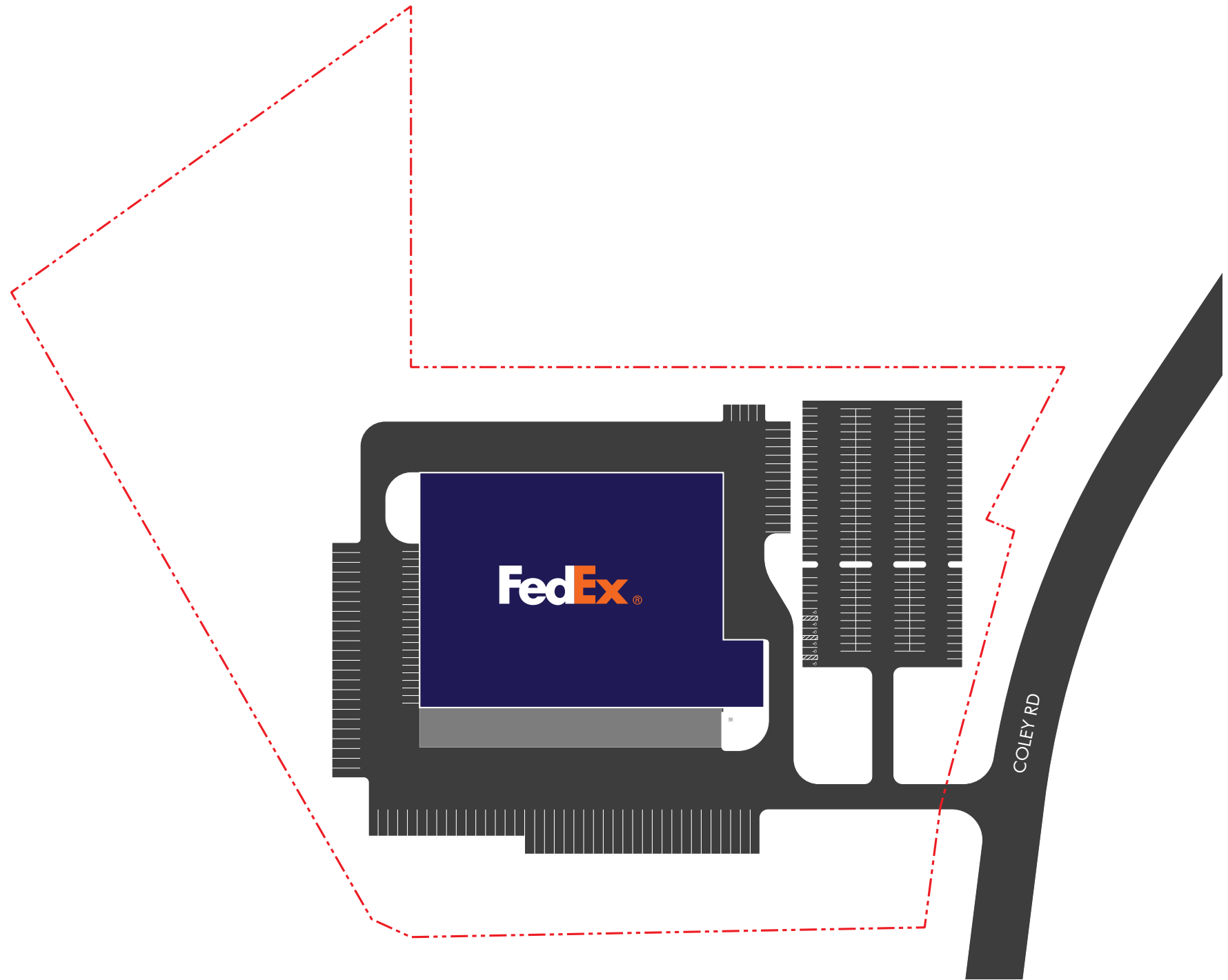
RENT SCHEDULE

Term	Annual Rent	RPSF	
Primary Term	Current - 9/30/2026	\$1,157,584	\$11.40
Primary Term	10/1/2026 - 9/30/2031	\$1,202,671	\$11.84
Option 1	10/1/2031 - 9/30/2036	\$1,000,212	\$9.85
Option 2	10/1/2036 - 9/30/2041	\$1,050,216	\$10.34



Site Plan

Address	3341 N. Coley Road, Belden, Mississippi
Parcel Size	+/- 16.83 AC
Total Building Size	+/- 101,570 SF
Construction	Metal
Roof	Metal
Total Doors	38
Dock Doors	26
Drive-In Doors	12
Auto Parking	194
Truck & Trailer Parking	81
Gated	Yes



Tenant Overview

FedEx Corporation (NYSE: FDX) is a global logistics leader that began operations in 1971 and today transports millions of packages daily through its integrated transportation, e-commerce, and supply chain solutions. Across all business units, FedEx operates a fleet of more than 200,000 vehicles and employs over 500,000 people worldwide. The company generated \$87.93 billion in revenue in fiscal year 2024 and maintains an investment-grade credit rating of BBB by Standard & Poor's. FedEx is headquartered in Memphis, Tennessee, and ranked #44 on the 2025 Fortune 500.



FedEx Corporation

FedEx Corporation was founded by Frederick Smith based on the idea of solving logistical challenges that he wrote about in a Yale University term paper in 1965. The company's original roots are in Little Rock, Arkansas where Smith purchased a controlling interest in Arkansas Aviation Sales in 1971. Fast forward a few years, the company moved its official headquarters to Memphis, Tennessee and officially launched their operations. FedEx Corporation is the parent company to several different service lines, including: FedEx Express, FedEx Freight, FedEx Ground, and FedEx Services. As of May 31, 2025, FedEx Corporation had Revenues of \$87.93 Billion, a Net Income of \$4.09 Billion and Stockholders' Equity of \$28.07 Billion. FedEx Corporation is ranked #44 on the Fortune 500 and has held an investment-grade credit rating of BBB with Standard & Poor's.



Fedex Ground

FedEx Ground is a core operating segment of FedEx Corporation, providing cost-efficient, small-package ground delivery across the U.S. and Canada. As of 2025, FedEx Ground is fully integrated into FedEx's "One FedEx" strategy, aligning operations, technology, and networks with FedEx Express to improve efficiency and service speed. While FedEx Ground historically relied heavily on independent contractors, it now operates within a more unified FedEx structure, sharing infrastructure, linehaul, and last-mile optimization with the broader FedEx enterprise, while continuing to serve as the company's primary platform for e-commerce and residential delivery growth.



Stock Symbol: FDX	NYSE
Year Founded	1971
Headquarters	Memphis, Tennessee
Employees	500,000+
Fortune 500 Rank	#44
Standard & Poor's	BBB
Revenue (5/31/2025)	\$87.93 Billion
Net Income (5/31/2025)	\$4.09 Billion
Stockholder's Equity	\$28.07 Billion
Website	www.fedex.com



Belden, Mississippi | Market Overview

Belden, Mississippi serves as a strategic logistics node within Lee County and the greater Tupelo region, offering direct access to the I-22 freight corridor connecting Memphis, Birmingham, and the broader Southeast. The area supports a strong distribution and manufacturing ecosystem, making it well-positioned for national users such as FedEx Ground.

INDUSTRIAL MARKET CHARACTERISTICS

- Low vacancy driven by tight supply and stable demand
- Affordable industrial rents relative to major metros
- Diversified tenant base including e-commerce, automotive, healthcare, and supplier
- Strong regional connectivity with I-22

KEY ECONOMIC DRIVER

- Toyota Mississippi (major automotive manufacturing hub)
- North Mississippi Medical Center (largest non-manufacturing employer)
- Cooper Tire, Ashley Furniture, and multiple Tier-1 automotive suppliers
- Expanding footprint of distribution and logistics companies

LABOR & WORKFORCE

- Lee County offers a strong blue-collar workforce with competitive wages and consistent availability, benefiting high-volume operators like FedEx Ground. Existing industrial employers and distribution centers help maintain a trained labor base.

MAJOR EMPLOYERS





Colliers
8801 S. Yale Ave., Suite 215
Tulsa, OK 74137

NET LEASE CAPITAL MARKETS EXPERTS

Ken Hedrick ^{SIOR}

Vice Chairman

+1 918 640 4977

ken.hedrick@colliers.com

Andrew Ragsdale ^{J.D.}

Vice Chairman

+1 918 760 5848

andrew.ragsdale@colliers.com

Jonathan Ameen ^{SIOR}

Senior Vice President

+1 918 519 9742

jonathan.ameen@colliers.com

Phillip Butts

Associate Vice President

+1 918 991 4341

phillip.butts@colliers.com

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