



COLUMBIA
PROPERTY
INVESTORS LLC

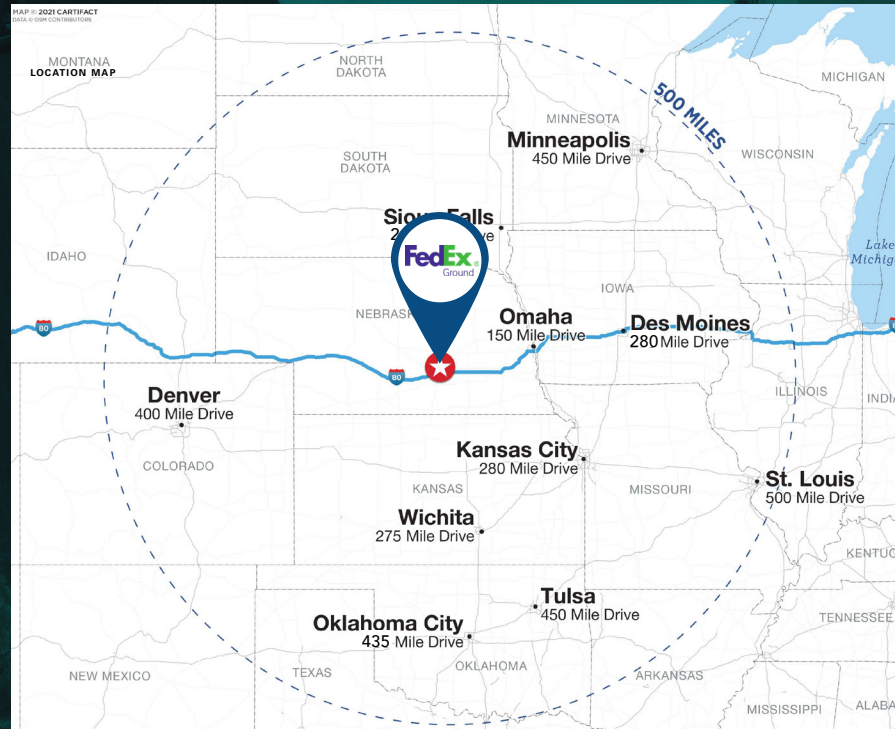
FedEx®
Ground



3225 W. WILDWOOD DRIVE
GRAND ISLAND, NEBRASKA 68801

EXECUTIVE SUMMARY

PROPERTY ADDRESS	3225 W. Wildwood Drive Grand Island, Nebraska 68801
TENANT	FedEx Ground
RENTABLE BUILDING AREA	217,323± SF
LOT SIZE	33.31± AC
CEILING HEIGHT	36' clear
INITIAL LEASE TERM	10 years
RENT COMMENCEMENT	July 1, 2022
LEASE EXPIRATION	June 30, 2032
CURRENT ANNUAL NOI	\$1,911,999.50
RENTAL INCREASES	10% in year 11, 5% in year 16
DATE OF NEXT INCREASE	\$191,199.95 on 7/1/2032
OPTIONS	Two (2), five-year options
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof & structure
OWNERSHIP	Fee simple
S&P RATING	BBB



RENT SCHEDULE

PERIOD	ANNUAL RENT	INCREASE
YEAR 1-10	\$1,911,999.50	-
OPTION 1 7/1/2032 - 6/30/2037	\$2,103,199.45	10%
OPTION 2 7/1/2037 - 6/30/2042	\$2,208,359.42	5%



Growth at FedEx Ground

FedEx Ground is ensuring it is positioned for long-term profitable growth

By the numbers



100%

ADV growth over past 10 years

CAPACITY



\$2B

capital planned for growth projects in FY17

More than 12 million

square feet added to sortation network since Peak FY16

More than 100

fully automated hubs and stations by Peak FY17

AUTOMATION



2X

the number of times a package is touched by human hands at an automated facility

450 milli-seconds

the time it takes automation to make sorting decisions

6

the number of sides scanned on each package as it passes through automated facility

RESOURCES



80,000

the number of FedEx Ground employees

6,600

the number of independent businesses providing pickup, delivery and transportation services

56,000

the number of workers employed by these service providers

Purple Promise delivered



42

% revenue growth of the top 25 Home Delivery customers from FY15 to FY16



FedEx Corporation (NYSE: FDX), the world's largest commerce provider, is comprised of three major service lines. The consolidated company, FedEx Corporation, offers a broad range of services and solutions which link 99% of the world's GDP. Through fiscal 2018, FedEx Corporation generated \$65.5 billion in revenues, a \$4.57 billion net income, and currently boasts a market cap of \$63.5 billion. The Company currently holds investment grade ratings by both Standard & Poor's and Moody's Investor Services issuing stable outlooks with BBB and Baa2 ratings, respectively.

FedEx Freight offers less-than-truckload and freight-shipping services. Offering Priority services for when speed is critical and Economy services for when time can be exchanged for savings, the increased use of rail for shipments for the latter has lowered costs while increasing reliability for customers.

Site Plan



GRAND ISLAND NEBRASKA

ABOUT GRAND ISLAND

Incorporated in 1872, Grand Island has a rich history reflected today in the stability of the community and the outstanding quality of life for its residents. Located in the center of the State, Grand Island is well suited to be a retail, medical and logistics mecca.

ECONOMY

Grand Island offers a healthy and diverse workforce which make for a robust community. Most jobs are comprised of trade, transportation and manufacturing but range all the way to professional business services and more. The city of Grand Island is dense with workers and a strong workforce to recruit employees. With this, more than 90 manufacturing plants provide jobs for over 7,000 people, drawing from a rural population base of talented and diverse workers. The largest employer in the city is JBS Grand Beef Island, a meat packing plant that employs approximately 3,500 people. As of December 2021, unemployment in Grand Island stood at 1.2%.

RETAIL AND MEDICAL

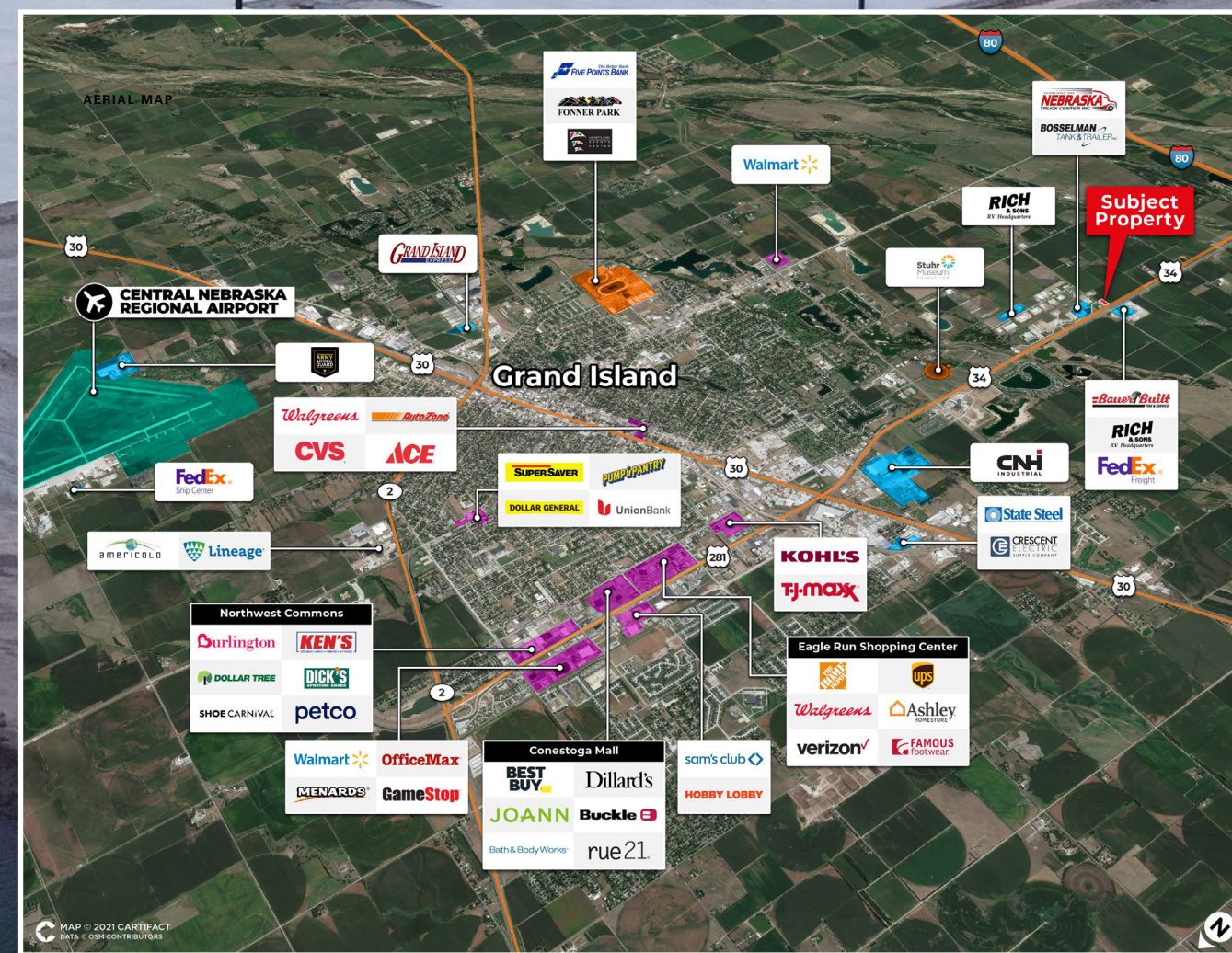
Grand Island is home to CHI Health St. Francis and The Grand Island Regional Medical Center, a 159 bed acute care hospital. The city also boasts a who's who of national credit retailers including Walmart, Dick's, Walgreens, Sam's Club, Best Buy, Dillard's, Hobby Lobby, Menards, Home Depot, Kohl's, CVS, Autozone and Burlington to name a few.


INDUSTRIAL/LOGISTICS

With a center of the country location and industrial vacancy of 1%, the Grand Island market is thriving. The city is accessible to traffic from Interstate-80, US Highways 281, 30, and 34, and Nebraska Highway 2, as well as the Central Nebraska Regional Airport. Private charter flights are also available through Trego Dugan Private Jet Charter. Rail has also helped shape the city with Union Pacific and Burlington Northern-Santa Fe providing service. Centrally located in the United States, transloading and logistic operations are easily accessible to all major markets. Major hubs such as Chicago, Dallas, Denver, Minneapolis, and St. Louis can all be reached by vehicle within one business day. Other markets that can be reached within one business day are Tulsa, Oklahoma City, Kansas City, Wichita, Des Moines, Omaha, Sioux Falls and several others.

PLATTE VALLEY INDUSTRIAL PARK

The subject property is located adjacent to the Platte Valley Industrial Park, a 433 acre park located on 281, just 2 miles South of I-80. The Platte Valley Industrial Park is owned by the Grand Island Area Economic Development Corp and is home to several regional and national credit tenants including Bosselman Corporate Headquarters, DitchWitch, Nova-Tech, Inland Truck Parts, Pentair and Old Dominion to name a few. Case IH Axial-Flow, a manufacturer of combines, also has a significant plant less than two miles away.





<i>DEMOGRAPHICS</i>			
	3 MILES	5 MILES	7 MILES
<i>POPULATION</i>	4,307	30,364	55,931
<i>AVERAGE HOUSEHOLD INCOME</i>	\$112,508	\$76,430	\$76,987

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