



COLUMBIA
PROPERTY
INVESTORS LLC



2968 SOUTH HERMITAGE ROAD,
HERMITAGE, PENNSYLVANIA 16148

EXECUTIVE SUMMARY

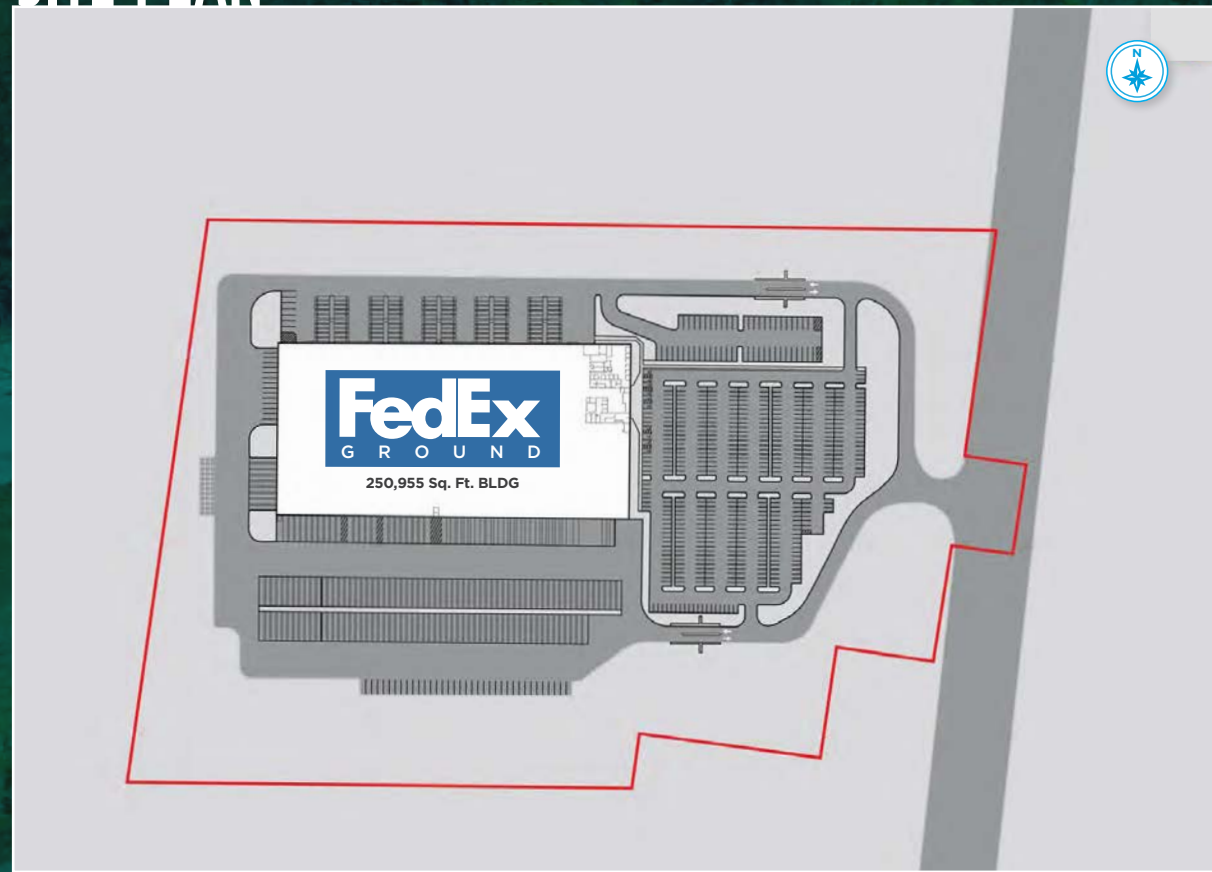
PROPERTY ADDRESS	2968 South Hermitage Road, Hermitage, Pennsylvania 16148
TENANT	FedEx Ground Package System
RENTABLE BUILDING AREA	250,955± SF
LOT SIZE	64.41± AC
INITIAL LEASE TERM	12 years
RENT COMMENCEMENT	July 14, 2023
LEASE EXPIRATION	July 31, 2035
CEILING HEIGHT	32'
CURRENT ANNUAL NOI	\$2,937,002.88
RENTAL INCREASES	3% at year 7, 10% at year 13, & 5% at year 19
DATE OF NEXT INCREASE	\$88,110.12 on 8/1/2029
OPTIONS	Two (2), five-year options
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof & structure
S&P RATING	BBB



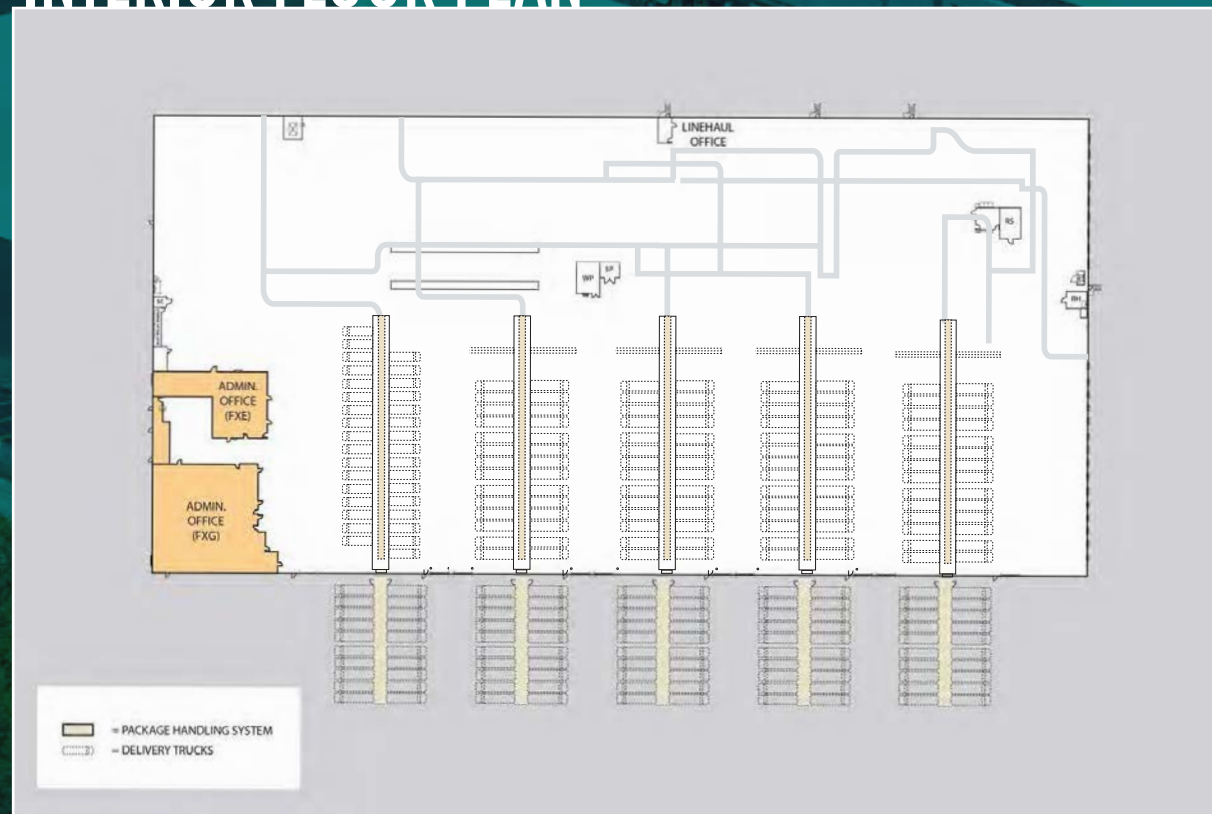
RENT SCHEDULE

PERIOD	ANNUAL RENT	INCREASE
YEAR 1-6 7/14/2023 - 7/31/2029	\$2,937,002.88	-
YEAR 7-12 8/1/2029 - 7/31/2035	\$3,025,113.00	3.0%
YEAR 13-18 (Option 1) 8/1/2035 - 7/31/2040	\$3,327,624.36	10.0%
YEAR 19-24 (Option 2) 8/1/2040 - 7/31/2046	\$3,494,005.56	5.0%

SITE PLAN



INTERIOR FLOOR PLAN



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.

	Operating facilities	>600
	Ground hubs	40
	FedEx Authorized ShipCenter (FASC) and Alliance Partners	5,900
	FedEx Ground operating facilities	>600
	FedEx OnSite locations	18,500
	FedEx Office locations	2,140
	FY21 annual revenue	\$30.5 billion
	Team members	>215K
	Average daily shipment volume	>10M*
	Motorized vehicles	>100K

HERMITAGE PENNSYLVANIA

Hermitage, Pennsylvania is a community full of variety. Major Northeastern and Midwestern US cities and universities are just a short drive away, recreational facilities are abundant, the environment is protected and a high quality of life is available. Hermitage and the surrounding areas have a proud, cooperative workforce, friendly people, a low crime rate, low cost of living, and abundant recreation areas - all advantages of small town living. With its proximity to metropolitan areas, Mercer County's location enables businesses and residents alike to enjoy the best of both worlds.

BEST CITY TO LIVE IN PENNSYLVANIA

The City of Hermitage has been named the best city to live in Pennsylvania, according to HERE, a popular credit card comparison and financial education website. Safety, commute time, income and education are among the factors that make Hermitage shine above other places in the Keystone State.

45,670
5 MILE POPULATION



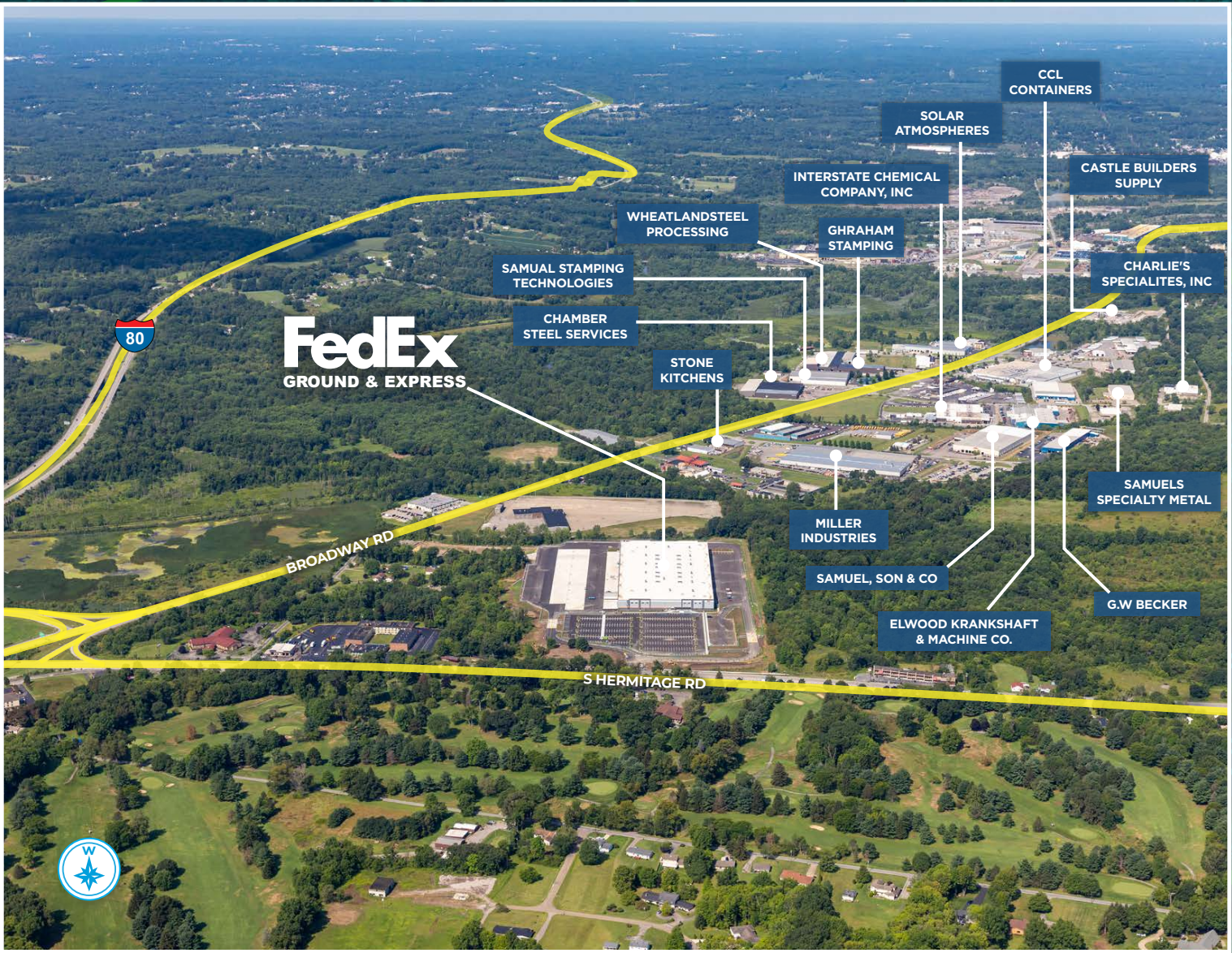
49 MINUTE DRIVE
TO PITTSBURGH INT'L AIRPORT



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	1,680	17,883	45,670
AVERAGE HOUSEHOLD INCOME	\$145,135	\$75,920	\$68,726

INTERSTATE CHEMICAL COMPANY, INC

WHEATLANDSTEEL



DISCLAIMER

© 2023 Columbia Property Investors. The information containing in this document has been obtained for sources believed reliable. While Columbia Property Investors does not doubt its accuracy, Columbia Property Investors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Columbia Property Investors and the Columbia Property Investors logo are service marks of Columbia Property Investors and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the Property of their respective owners.