



Offering Memorandum

# FedEx - Bryson City, NC

1995 Route 19 S, Bryson City, North Carolina

95,052 SF | ±36.4 AC | 2016 Construction



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*Coca-Cola*

FCI Asphalt  
Plant

GREAT SMOKY  
MOUNTAINS  
RAILROAD

**BEASLEY**  
FLOORING PRODUCTS

74

19

# The Offering

Colliers, as exclusive advisor, is pleased to introduce for sale the FedEx Industrial Facility located at 1995 Route 19 S, Bryson City, North Carolina. The Subject Property is 100% leased to Federal Express Corporation, which recently exercised a 5-year renewal option through August 31, 2031 with one (1) additional five (5) year option to renew. The Subject Property was originally constructed in 2016 as a build-to-suit. The facility is highly functional and features significant investment for FedEx's operation servicing western North Carolina.

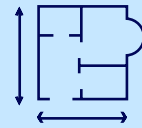
## Investment Highlights



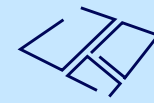
Investment Grade Credit  
- BBB (Standard & Poor's)



2016  
Build-to-Suit



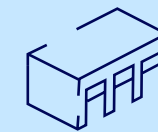
±95,052  
Square Feet



±36.35  
Acres



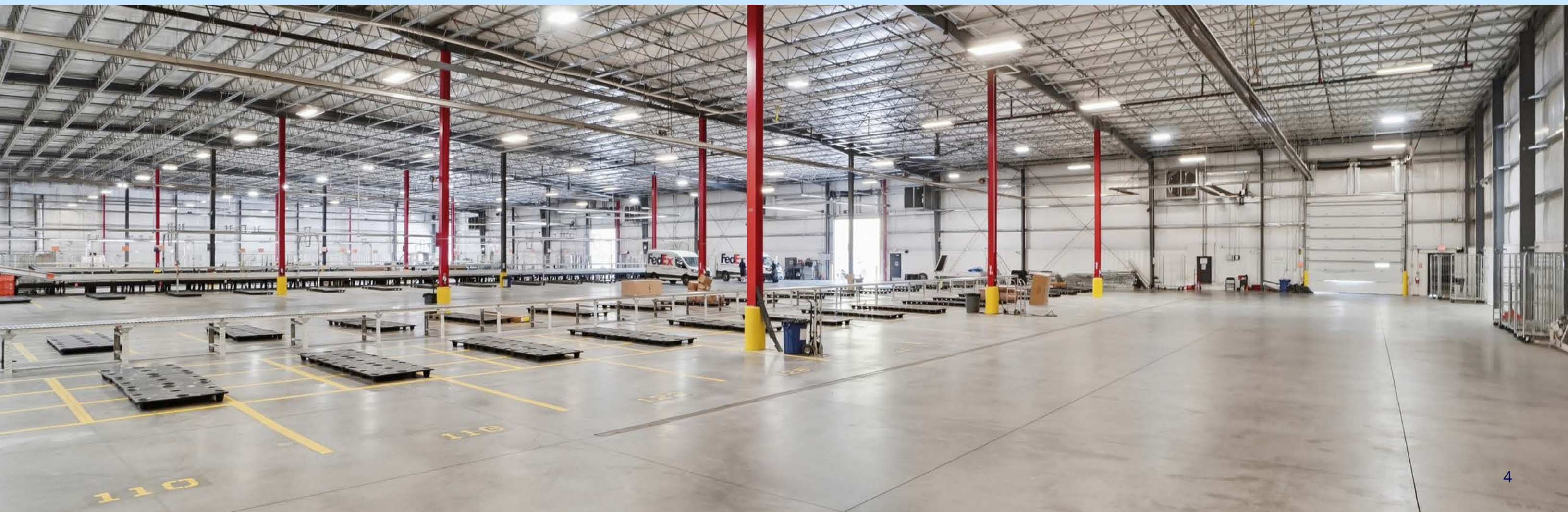
Ample Auto &  
Trailer Parking



Dock Doors  
21



Fully  
Secured Site



# Investment Highlights

## Highly Functional Build-to-Suit Facility

- Purpose-built for FedEx in 2016, specifically designed to support long-term operational efficiency
- 95,052 SF situated on 36.35 acres, offering exceptional site coverage and future flexibility
- Equipped with 21 dock doors and 4 drive-in doors to accommodate high-volume distribution needs
- Fully secured site with controlled access
- Ample auto and trailer parking to support fleet operations and employee demand

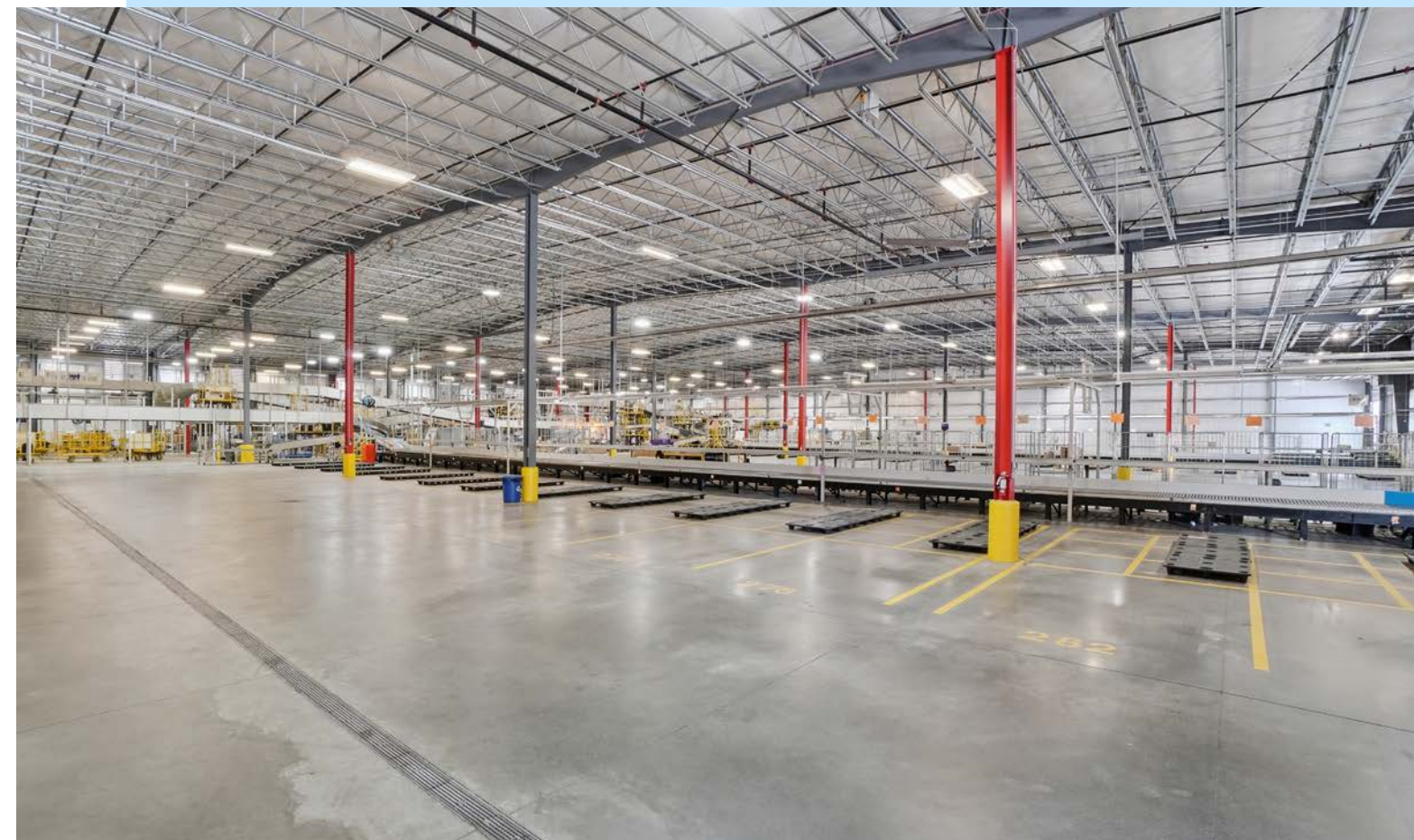
## Investment Grade Tenancy & Durable Cash Flow

- 100% leased to FedEx (S&P: BBB), providing immediate, stable in-place income backed by an investment-grade tenant
- FedEx recently exercised one of its two, five-year renewal options, demonstrating continued commitment to the location
- 5+ years of remaining lease term provides near-term income security
- NNN lease structure limits landlord responsibilities to only roof and structure, minimizing landlord risk and overhead

## Mission-Critical Last-Mile Distribution Facility

- Serves a six-county region across southwestern North Carolina with an approximate 50-mile service radius
- The mountainous topography of the Bryson City market creates significant barriers to entry for competing industrial development
- Strategically positioned near the US-74 corridor and US-19, providing efficient regional connectivity

Population	10 Mile	20 Mile	30 Mile
<b>2010 Total Population</b>	16,695	75,143	160,045
<b>2025 Total Population</b>	17,228	81,573	174,389
<b>Population Growth 2010-2025</b>	3.19%	8.56%	8.96%
Households			
<b>2010 Total Households</b>	6,980	30,884	67,354
<b>2025 Total Households</b>	7,244	33,774	74,995
<b>Household Growth 2010-2025</b>	3.78%	9.36%	11.34%
Occupation			
<b>% Blue Collar Workers</b>	48.5%	46.5%	44.6%



# Lease Overview

<b>Price / Cap Rate</b>	\$13,675,000 / 7.15%
<b>Address</b>	1995 Route 19 S
<b>City, State</b>	Bryson City, North Carolina
<b>Tenant/Guarantor</b>	Federal Express Corporation
<b>Year Built</b>	2016
<b>Interest</b>	Fee Simple
<b>Building Size</b>	95,052 SF
<b>Land Size</b>	36.35 AC
<b>Annual Rent</b>	\$977,228 (starting 9/1/2026)
<b>Lease Structure</b>	NNN
<b>Original Commencement</b>	July 13, 2016
<b>Current Expiration</b>	August 31, 2031
<b>Option Periods</b>	1, 5 Year Option Remaining
<b>Landlord Obligations</b>	Roof & Structure

## RENT SCHEDULE

Term		Annual Rent	RPSF
Primary Term	Current - 8/31/2026	\$930,694	\$9.79
Option 1*	9/1/2026 - 8/31/2031	\$977,228	\$10.28
Option 2	9/1/2031 - 8/31/2036	\$1,026,090	\$10.80

\*Tenant has provided notice to exercise this renewal option.



# Site Plan

**Address** 1995 Route 19 S,  
Bryson City, North Carolina

**Parcel Size** 36.35 AC

**Total Building Size** 95,052 SF

**Construction** Pre-engineered metal

**Roof** Metal

**Total Doors** 25

**Dock Doors** 21

**Drive-In Doors** 4

**Auto Parking** ±191

**Truck & Trailer Parking** ±50

**Gated** Yes



# Floor Plan



# 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 2025 and maintains an investment-grade credit rating of BBB by Standard & Poor's. FedEx is headquartered in Memphis, Tennessee, and ranked #45 on the 2026 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 #45 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.



<b>Stock Symbol: FDX</b>	NYSE
<b>Year Founded</b>	1971
<b>Headquarters</b>	Memphis, Tennessee
<b>Employees</b>	500,000+
<b>Fortune 500 Rank</b>	#45
<b>Standard &amp; Poor's</b>	BBB
<b>Revenue (5/31/2025)</b>	\$87.93 Billion
<b>Net Income (5/31/2025)</b>	\$4.09 Billion
<b>Stockholder's Equity</b>	\$28.07 Billion
<b>Website</b>	<a href="http://www.fedex.com">www.fedex.com</a>



# Bryson City, NC | Location Overview

Bryson City is located in Swain County, North Carolina — just one hour west of Asheville, two hours from Greenville, Knoxville, and Chattanooga, and three hours from Charlotte and Atlanta.

## GATEWAY TO THE SMOKIES

- Situated on the boundary of the Great Smoky Mountains National Park, with direct access to the region's world-class outdoor recreation economy.

## REGIONAL AIR ACCESS

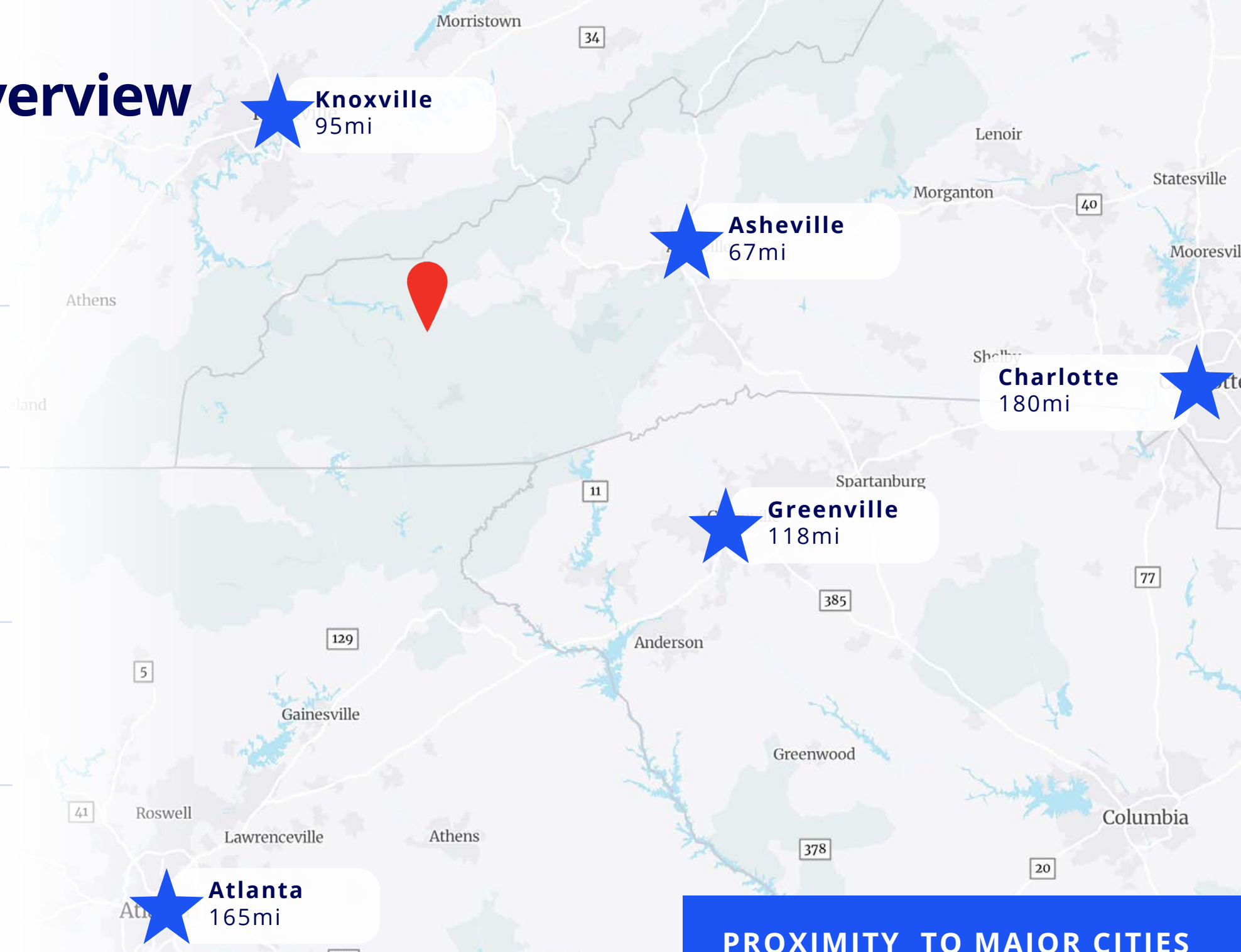
- Via Asheville Regional Airport, just 72 miles away. Private aircraft served by nearby Sossamon Field.

## MOUNTAINOUS TOPOGRAPHY

- Creates a natural barrier to competitive entry, with an approximate 50-mile service radius across six counties in Southwestern North Carolina.

## DIVERSE LOCAL ECONOMY

- Including Coca-Cola, Beasley Flooring Products, Southern Concrete Materials, FCI Asphalt, Walgreens, McDonald's, Arby's, and Burger King.



## PROXIMITY TO MAJOR CITIES

**72**

miles

Asheville Regional Airport

**1**

hour

Asheville

**2**

hours

Greenville / Knoxville / Chattanooga

**3**

hours

Charlotte & Atlanta

**~50**

mile radius

6 counties, SW North Carolina



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