

Offering Memorandum

FedEx - Bryson City, NC

1995 Route 19 S, Bryson City, North Carolina

95,052 SF | ±36.4 AC | 2016 Construction[Click to View Landing Page](#)*Carolinas Industrial Capital Markets***Nolan Ashton**

Senior Vice President

+1 864 421 2565

nolan.ashton@colliers.com

Tommy Whitmore

Associate Vice President

+1 704 607 2657

tommy.whitmore@colliers.com

Harris Hollar

Associate

+1 704 572 4126

harris.hollar@colliers.com

*Net Lease Capital Markets***Ken Hedrick**

Vice Chairman

+1 918 640 4977

ken.hedrick@colliers.com

Jonathan Ameen

Senior Vice President

+1 918 519 9742

jonathan.ameen@colliers.com

Andrew Ragsdale

Vice Chairman

+1 918 760 5848

andrew.ragsdale@colliers.com

Phillip Butts

Associate Vice President

+1 918 991 4341

phillip.butts@colliers.com



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BEASLEY
FLOORING PRODUCTS

Coca-Cola

FCI Asphalt
Plant

GREAT SMOKY
MOUNTAINS
RAILROAD

BEASLEY
FLOORING PRODUCTS

19

74

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.

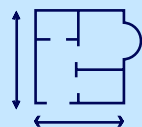
Investment Highlights



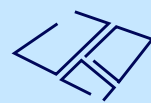
Investment Grade Credit
– BBB (Standard & Poor’s)



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

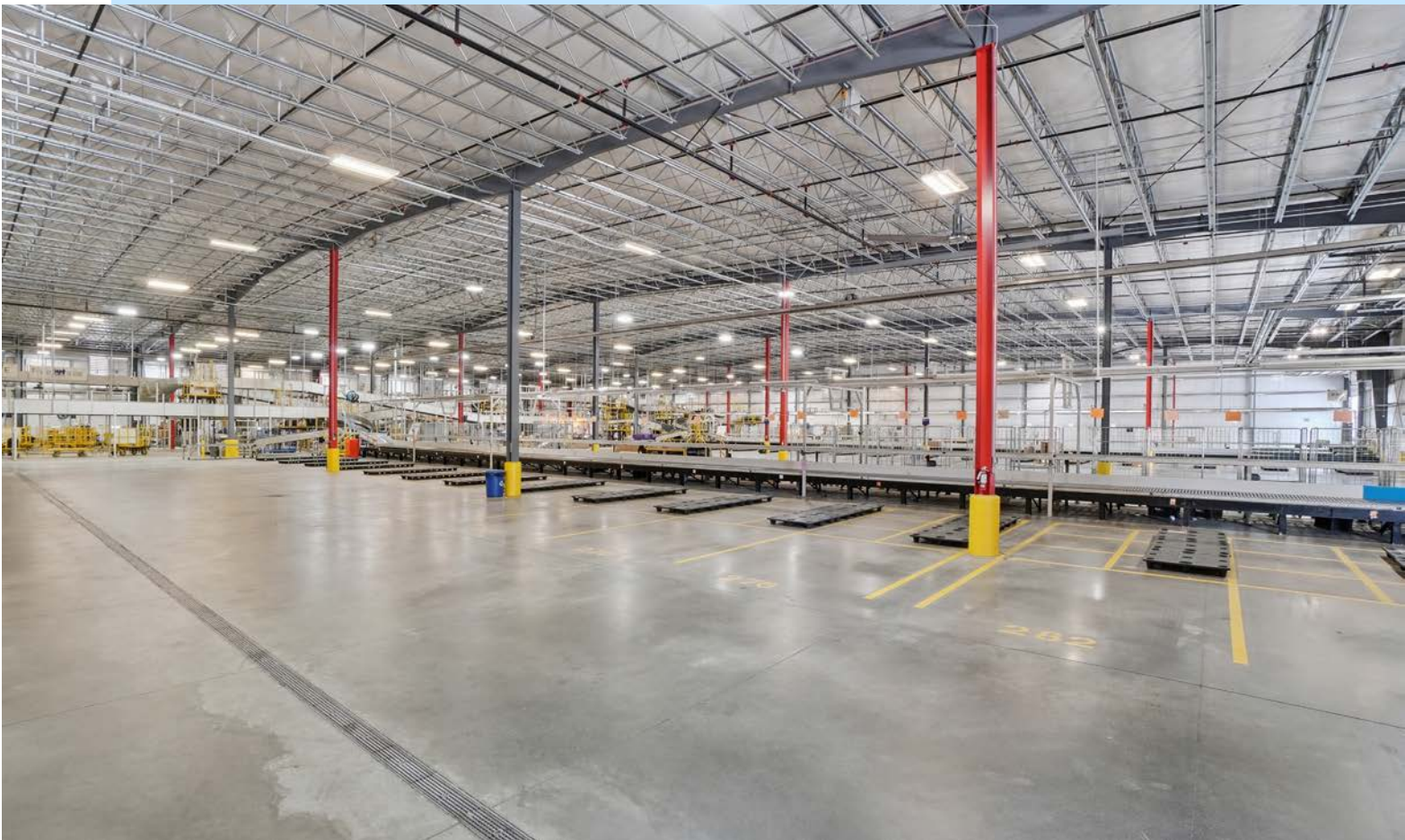
Investment Grade Tenancy & Durable Cash Flow

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



Lease Overview

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

RENT SCHEDULE

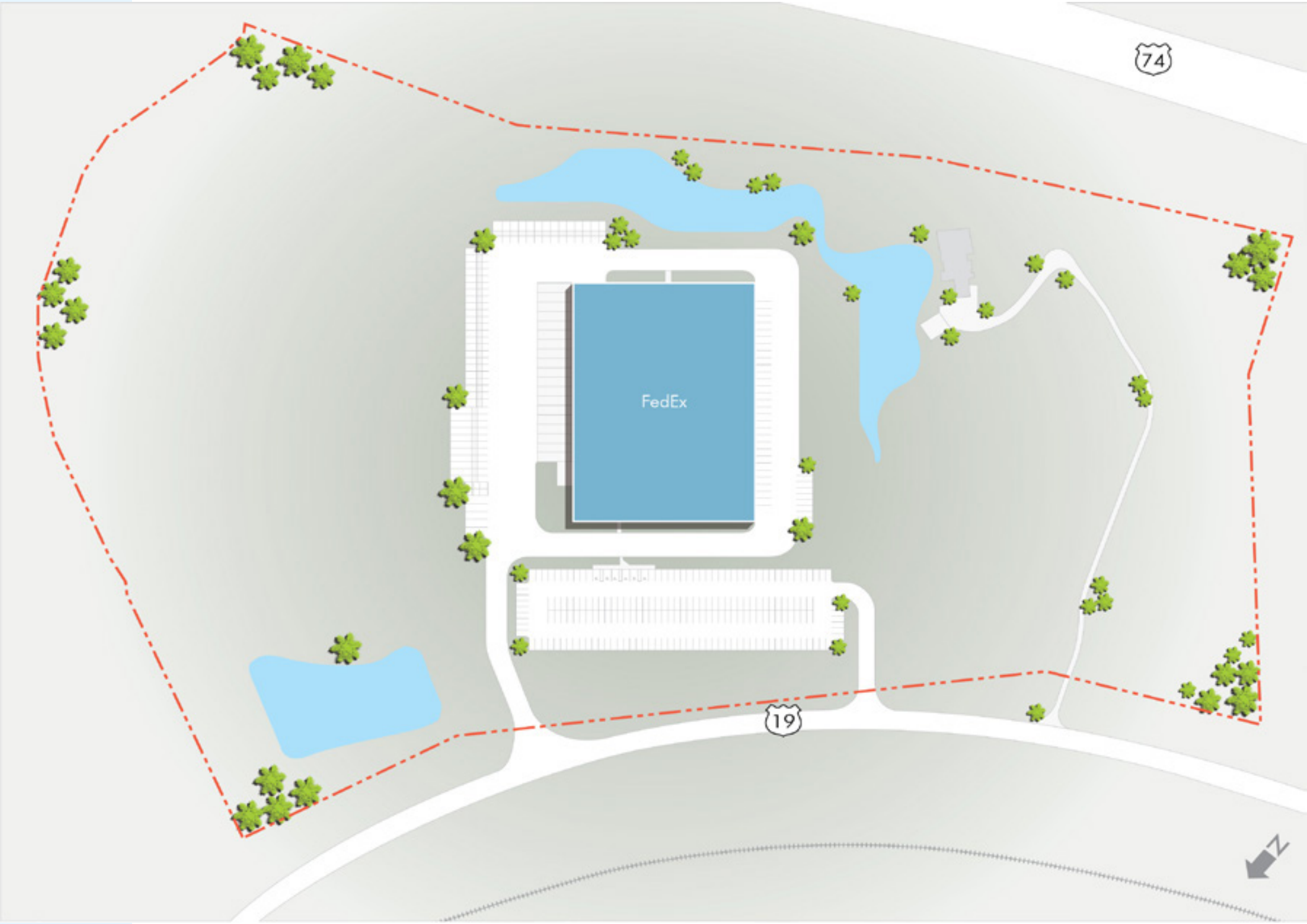
Term		Annual Rent	RPSF
Primary Term	Current - 8/31/2026	\$930,694	\$9.79
Option 1*	9/1/2026 - 8/31/2031	\$977,228	\$10.28
Option 2	9/1/2031 - 8/31/2036	\$1,026,090	\$10.80

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

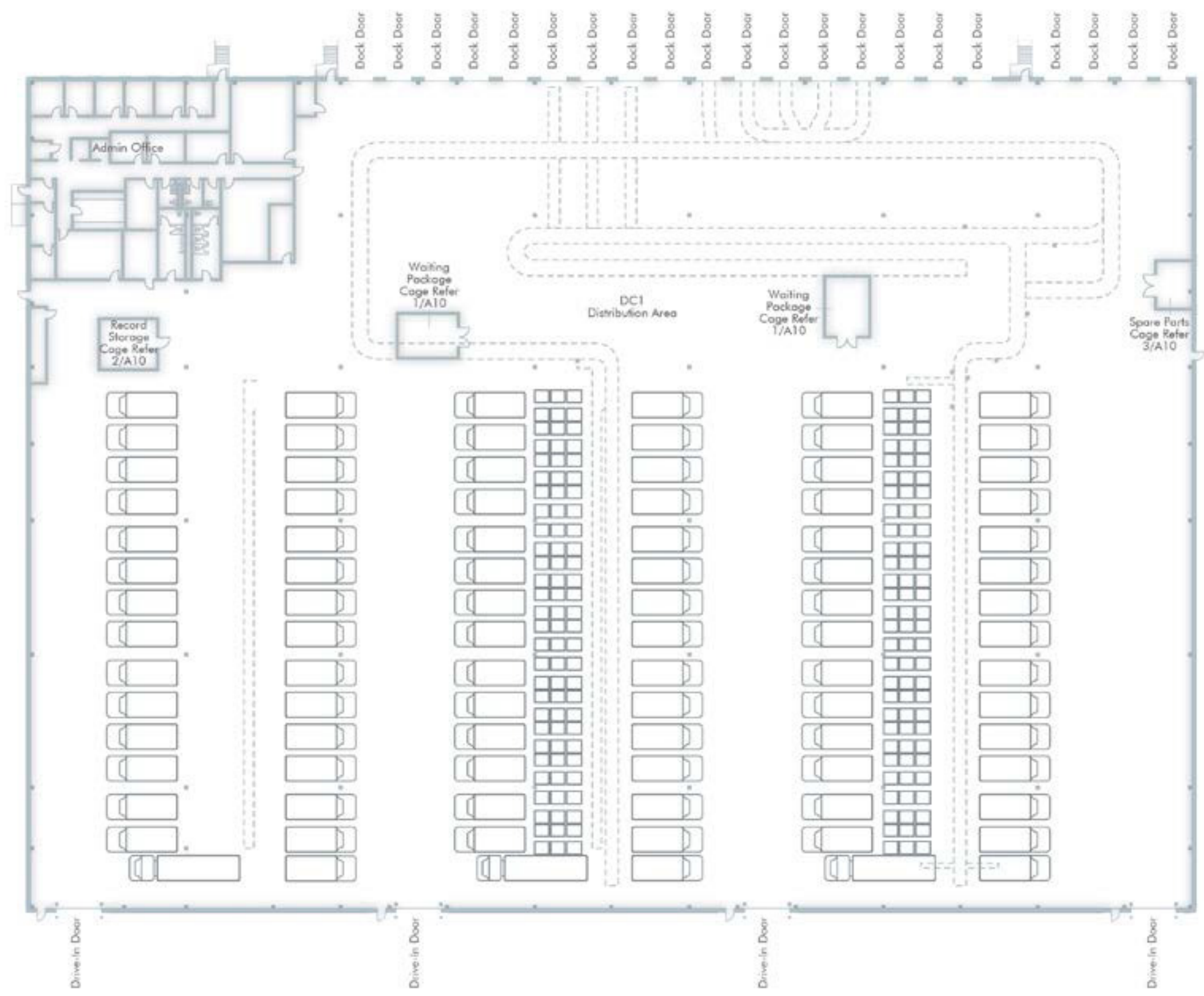


Site Plan

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.



Stock Symbol: FDX	NYSE
Year Founded	1971
Headquarters	Memphis, Tennessee
Employees	500,000+
Fortune 500 Rank	#45
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



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

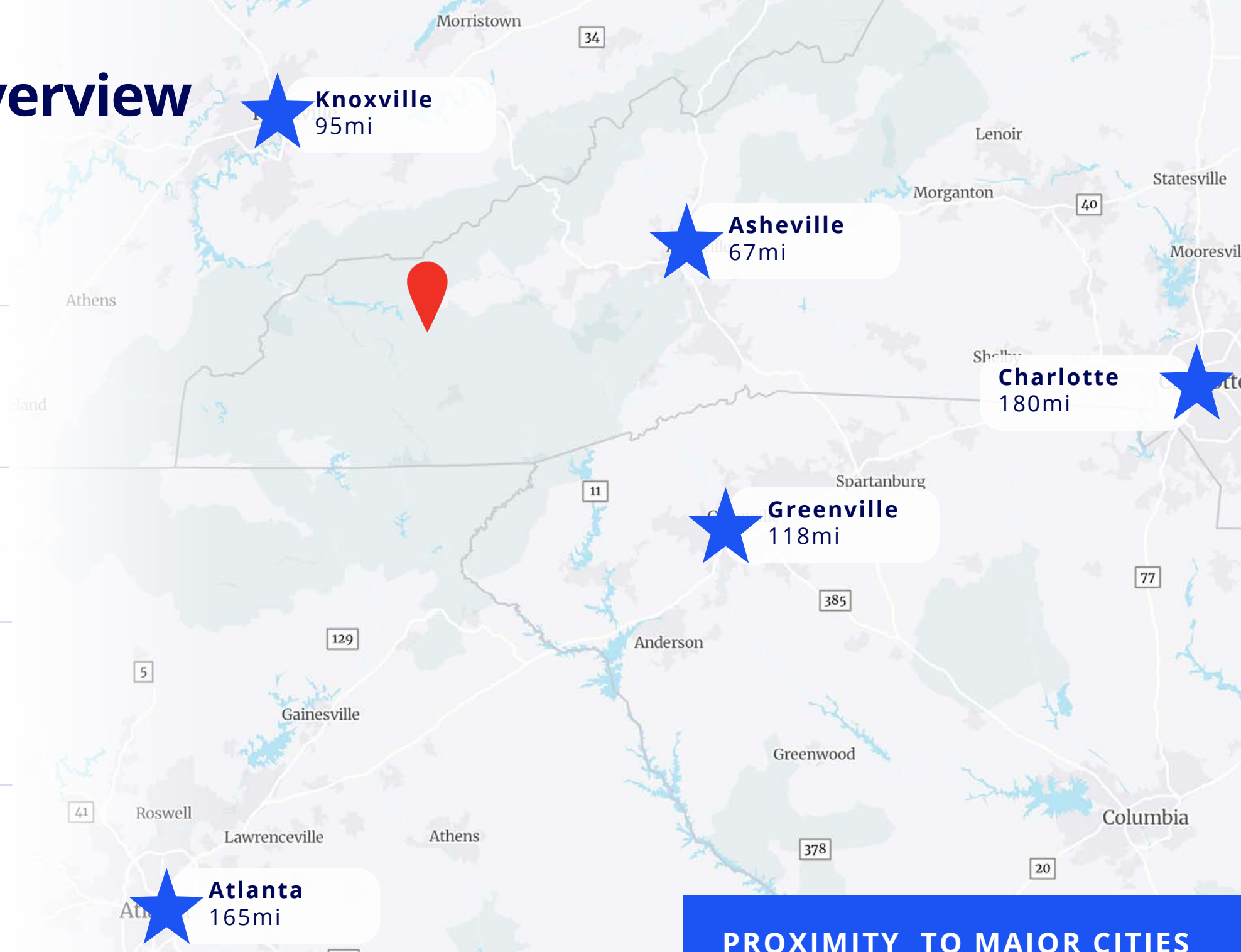
- Via Asheville Regional Airport, just 72 miles away. Private aircraft served by nearby Sossamon Field.

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



CAROLINAS INDUSTRIAL CAPITAL MARKETS

Nolan Ashton

Senior Vice President
+1 864 421 2565
nolan.ashton@colliers.com

Tommy Whitmore

Associate Vice President
+1 704 607 2657
tommy.whitmore@colliers.com

Harris Hollar

Associate
+1 704 572 4126
harris.hollar@colliers.com

NET LEASE CAPITAL MARKETS

Ken Hedrick

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

Jonathan Ameen

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

Andrew Ragsdale

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

Phillip Butts

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

DEBT & STRUCTURED FINANCE

Keith Medlin

Senior Vice President
+1 704 501 7632
keith.medlin@colliers.com

John Hankins

Senior Vice President
+1 704 609 5081
john.hankins@colliers.com

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