

FOR SALE



CROSS DOCK TERMINAL INVESTMENT PROPERTY | WATERTOWN, SOUTH DAKOTA

Bender
COMMERCIAL

725 14th Street SW, Watertown, SD

Price:
\$700,000

Tenant:
FedEx Freight, Inc.



EXECUTIVE SUMMARY

Bender Commercial is proud to offer for sale the FedEx cross dock terminal located at 725 14th Street SW near Highway 212 in Watertown, South Dakota.

This opportunity to own a fully-leased property in an income tax free state presents a promising business investment with a well-established tenant and proven track record.

BUILDING SIZE	2,400 SF
LEASE ENTITY TYPE	NNN
YEAR BUILT	1978
DOCK DOORS	12 doors
LEASE EXPIRATION	Sept. 30, 2029
LAND SIZE	1.38 AC (60,113 SF)
CAP RATE	6.85%
OPTIONS	One 5 year option



INVESTMENT HIGHLIGHTS

Strong Corporate Credit

The Subject Property benefits from strong corporate credit tenant, FedEx Corporation. FedEx (NYSE: FDX) holds an investment-grade BBB/Stable credit rating via S&P and boasts a current market cap of approximately \$53 billion.

Lease Extension with Escalation

FedEx extended its lease to run thru 2029 with an additional option to renew at an escalated rate.

Minimal Landlord Responsibilities

The tenant is operating under a net lease in which they are responsible for all operating expenses relating to their respective property.

Strategic Logistics Location

With easy access to Interstate 29 (north-south), Watertown is a strategic location for logistics and distribution businesses.

LINDNER DOCK
& LIFT SERVICES

PERSONA
SIGNS

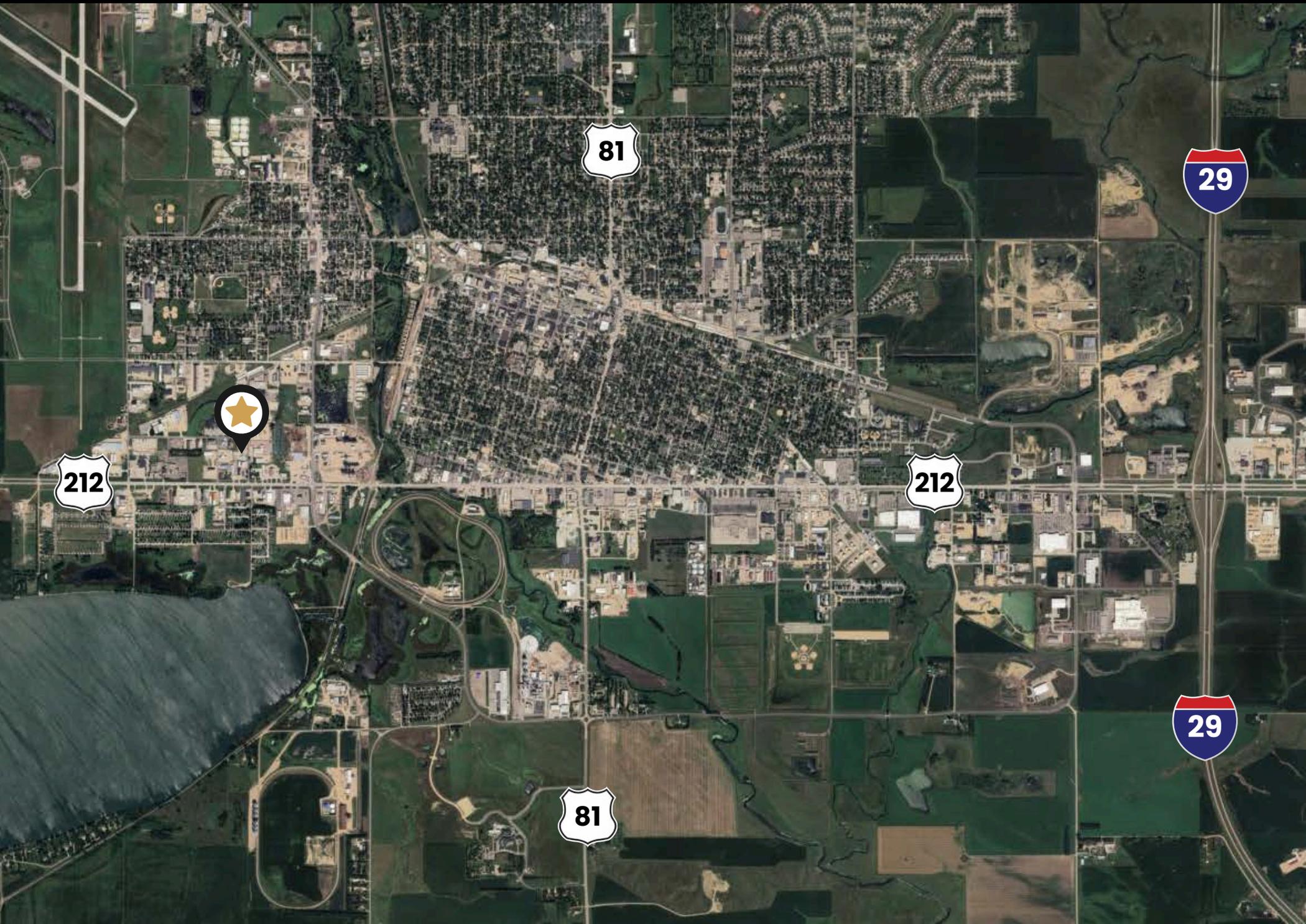
WEATHERGARD
CRANE & ROOFING

XPO

FedEx.

PRO-TEC ROOFING
& SHEET METAL

APPLIED
INDUSTRIAL
TECHNOLOGIES



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Information herein deemed reliable, but not guaranteed.