OFFERING MEMORANDUM

90,465 SF Distribution Facility

4300 Coalburg Road | Birmingham, Alabama

Recent 10-Year Extension | S&P BBB Investment Grade

Raymond Jonna
619 654 6143
raymond.jonna@colliers.com

FedEx Express Distribution Facility | Birmingham, AL

Executive Summary

Raymond Jonna of Colliers is pleased to exclusively offer for sale the FedEx Express Distribution Facility located at 4300 Coalburg Road, Birmingham, Alabama — a 90,465 square foot net leased industrial distribution center 100% occupied by Federal Express Corporation (S&P: BBB / Moody's: Baa2), a wholly owned subsidiary of FedEx Corporation (NYSE: FDX).

The property presents an exceptional opportunity to acquire a mission-critical distribution hub backed by one of the world's most recognized logistics companies, with a freshly executed 10-year lease extension, contractual rent increases, and nearly three decades of continuous tenant occupancy.

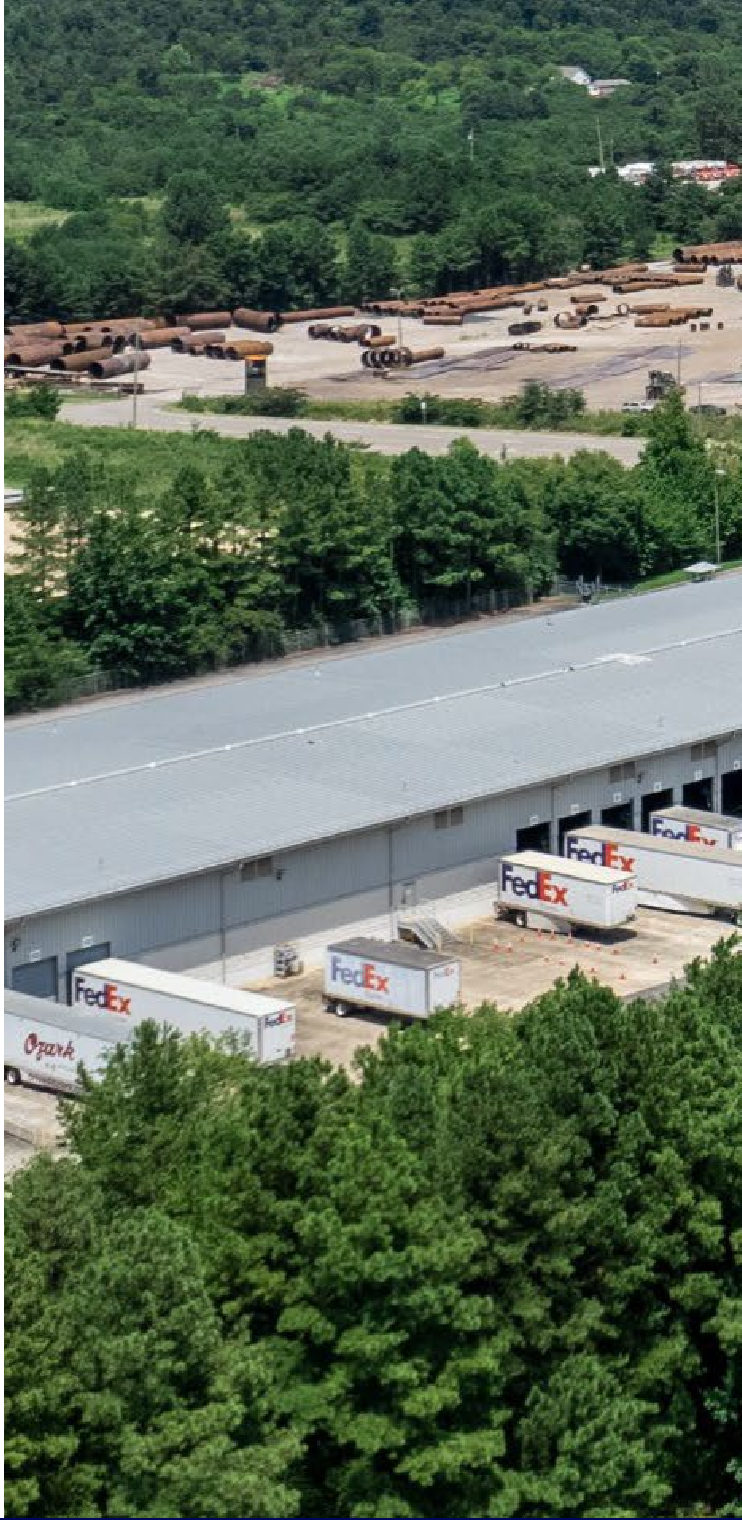
The tenant recently executed the Fourth Amendment to the lease in March 2026, extending the term through April 30, 2037 — providing a new buyer with approximately 11 years of investment-grade, net leased cash flow from day one.

The offering is priced at $9,800,000, representing a 6.00% capitalization rate.

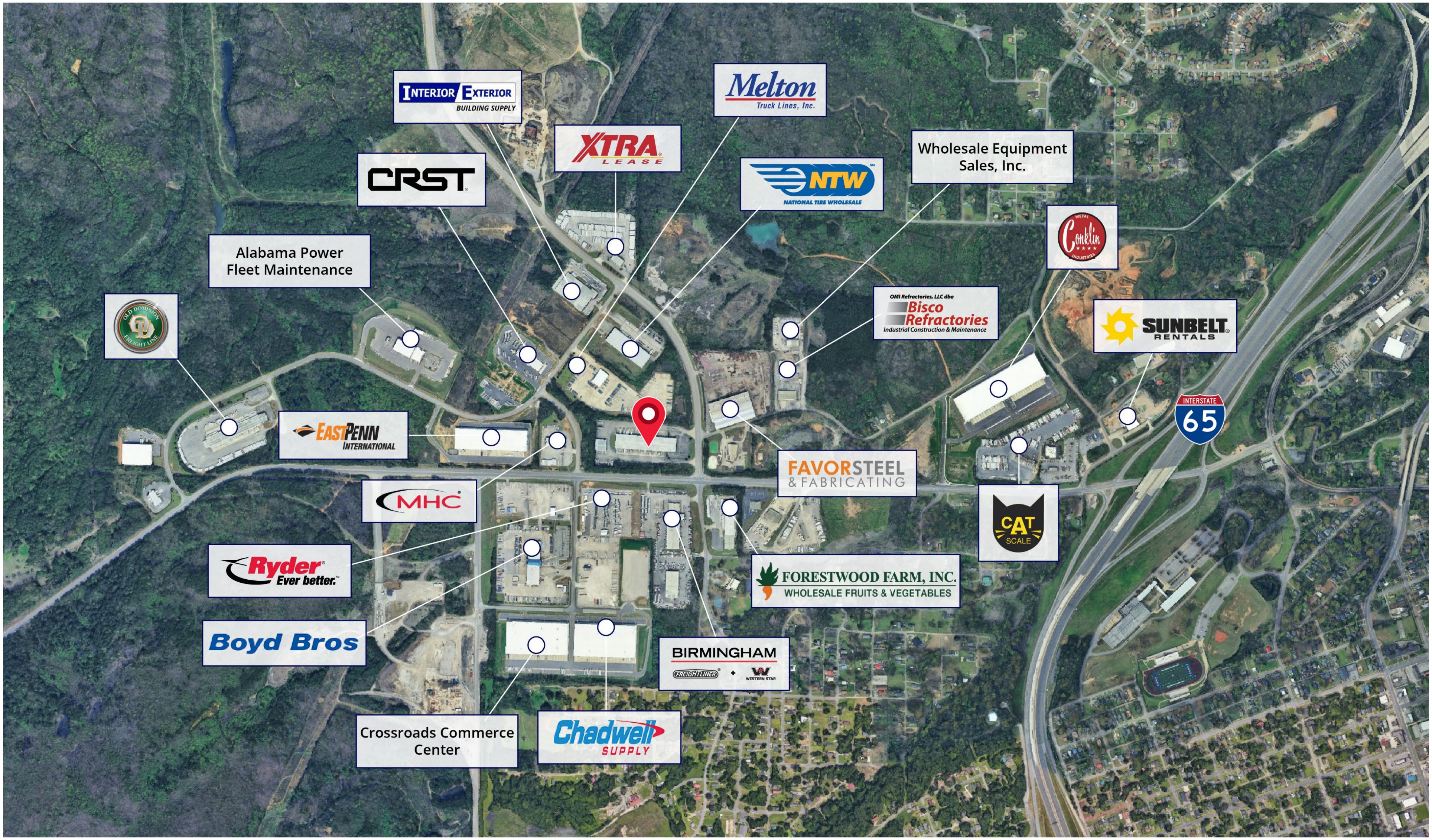
FedEx Express Distribution Facility | Birmingham, AL

Building Specs

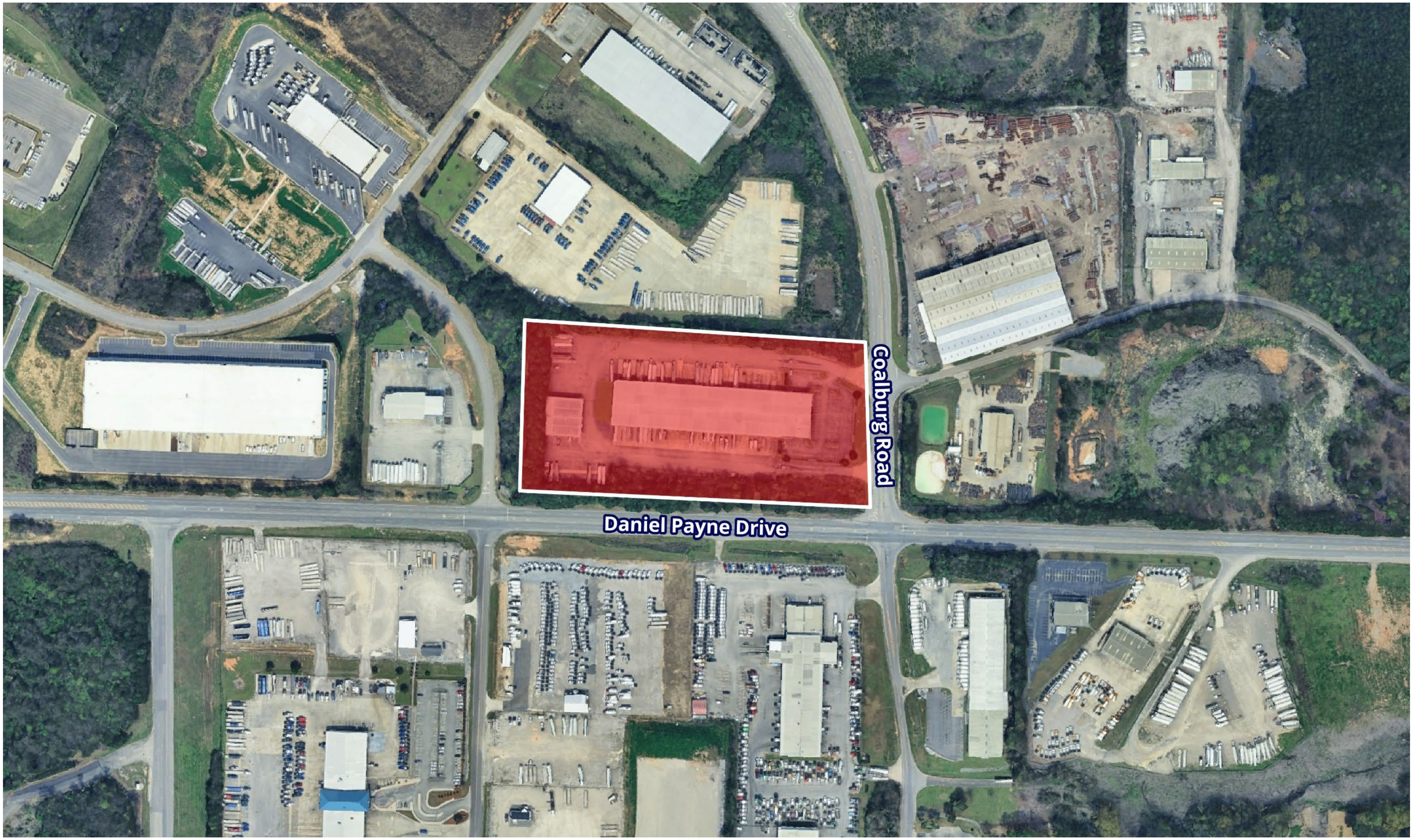
Building Name	FedEx Express Regional Distribution Center
Building Size	90,465 SF
Lot Size	11 Acres
Year Built	1997 (2012 Vehicle Maintenance Building)
Construction Type	Block & Metal
Clear Height	30'
Dock Doors	30
Drive-In Doors	4
Warehouse Lighting	T5 & T8
HVAC	Forced Air Heat & Central A/C
Roof Construction	Standing Steel Seam System
Roof Installed	2012



Nearby Industrial Companies



Property Aerial



Investment Highlights

Freshly Executed 10-Year Lease Extension (11 Years Remaining)

Federal Express Corporation executed the Fourth Amendment to the lease in March 2026, committing to a new 10-year term commencing May 1, 2027 through April 30, 2037.

Investment-Grade Credit Tenant - FedEx Express (S&P BBB / Moody's Baa2)

The tenant on the lease is Federal Express Corporation, the core operating subsidiary of FedEx Corporation (NYSE: FDX). FedEx Corp is a Fortune 50 company with over $90 billion in annual revenue, approximately 400,000 employees worldwide, and operations spanning more than 220 countries and territories. FedEx Express invented the express delivery industry in 1973 and remains the global market leader.

28 Years of Continuous Occupancy - Mission-Critical Facility

Federal Express Corporation has occupied this facility continuously since the original lease was executed on August 26, 1997. Over the past 28 years, FedEx has renewed and extended the lease through four separate amendments, each time reaffirming the strategic importance of this location to its Birmingham-area distribution operations. The building serves as a FedEx Air Freight Center, handling heavy shipments (over 150 lbs) for the greater Birmingham metropolitan area. This deep operational entrenchment, combined with the specialized infrastructure (51 trailer parking spaces, 110 auto parking spaces, dock-height loading), makes tenant relocation extremely unlikely and cost-prohibitive.

Built-In Initial Term Rent Increase

Base rent is $588,022 at the commencement of the extended term (May 1, 2027), and increases an additional 7.7% to $633,255 beginning May 1, 2032.

Net Lease Structure with Minimal Landlord Obligations

The tenant is responsible for all property operating expenses including utilities, interior maintenance, HVAC and mechanical systems, landscaping, property insurance, and property tax reimbursements. The landlord retains responsibility for building roof, structure, and parking lot structural.

Renewal Option Extends Income Visibility to 2042

Renewal rent is set at the greater of (a) the annual base rent during the final year of the extended term or (b) the Fair Market Value at the time of renewal, providing a built-in floor that protects the landlord from downside while allowing the tenant to remain in place through 2042.

Recent 10-Year Extension

90,465 Square Feet

S&P BBB Investment Grade

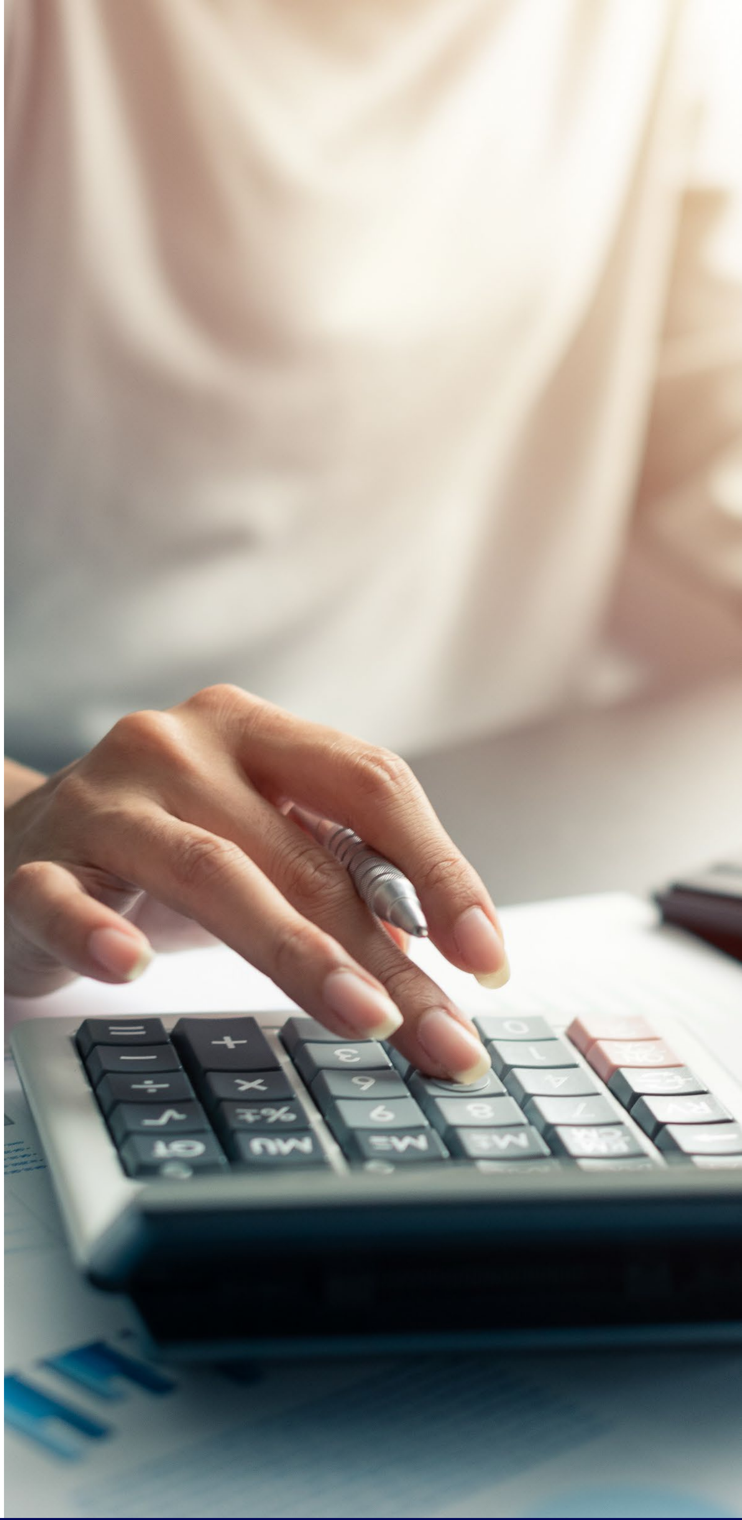
$9,800,000 Sale Price

6.00% CAP Rate

$588,022 NOI

Financial Summary

Offering Price	$9,800,000
Cap Rate	6.00%
Net Operating Income (Year 1 Extended Term)	$588,022
Price Per Square Foot	$108.33
Property Type	Net Leased Industrial — Distribution
Building Size	90,465 SF
Year Built	1997
Tenant	Federal Express Corporation (FedEx Express)
Credit Rating	S&P BBB (Stable) / Moody's Baa2
Lease Type	NNN (Landlord: Roof, Structure, Parking Lot)
Lease Expiration	April 30, 2037
Remaining Term	~11 Years
Renewal Options	(1) 5-Year at Greater of Current Rent or FMV
Parking	110 Auto Spaces / 51 Trailer Spaces
APN	22-00-15-2-001-002.004



Financial Summary

Rent Schedule

Period	Annual Rent	Monthly Rent	Rent PSF	Cap Rate*
5/1/2017 – 4/30/2027 (Current)	$492,000	$41,000	$5.44	Current
5/1/2027 – 4/30/2032 (Ext. Yr 1–5)	$588,022	$49,002	$6.50	6.00%
5/1/2032 – 4/30/2037 (Ext. Yr 6–10)	$633,255	$52,771	$7.00	6.46%

Cap rate shown on offering price of $9,800,000

Lease History

28 Years of Renewals

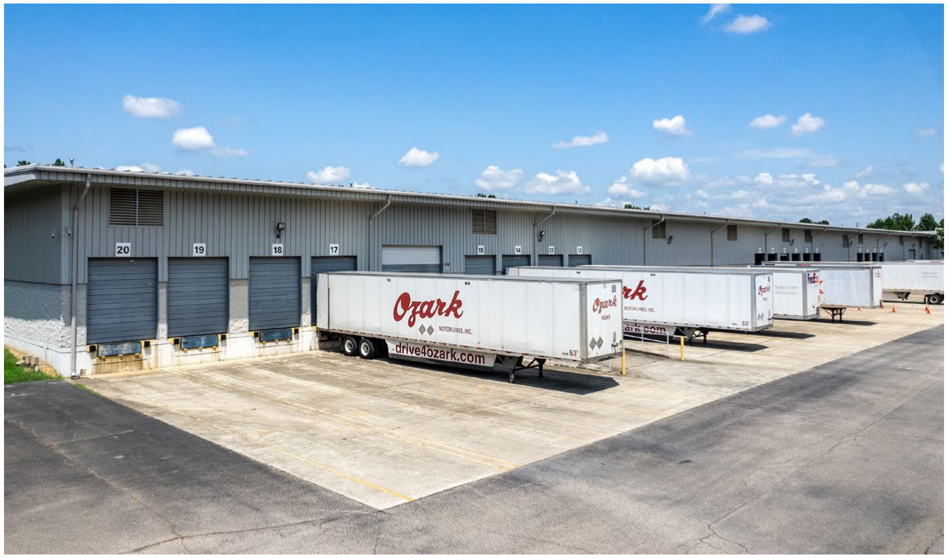
Document	Date	Action
Original Lease	August 26, 1997	Initial 10-year term established
1st Amendment	February 7, 2006	Lease modification
2nd Amendment	April 17, 2012	Lease modification; roof replaced
3rd Amendment	March 2, 2015	Term extended through April 2027
4th Amendment	**March 2026**	**10-year extension through April 2037**

Tenant Profile

Federal Express Corporation

Corporation Overview	Details
Legal Entity	**Federal Express Corporation**
Doing Business As	FedEx Express
State of Incorporation	Delaware
Parent Company	FedEx Corporation (NYSE: FDX)
S&P Rating	**BBB (Stable Outlook)**
Moody's Rating	**Baa2**
Annual Revenue (FedEx Corp)	$90+ Billion
Employees (FedEx Corp)	~400,000 Worldwide
Headquarters	Memphis, Tennessee
Countries of Operation	220+
Fortune 500 Ranking	Top 50

Federal Express Corporation invented the express delivery industry in 1973 and remains the undisputed global leader in time-definite air and ground delivery services. The company operates the world's largest all-cargo air fleet and delivers an average of 16.5 million packages per day across its global network. As a wholly owned subsidiary of FedEx Corporation, Federal Express Corporation carries the full credit backing of the FDX parent balance sheet.



FedEx Express's distribution network is mission-critical infrastructure — each facility serves a defined geographic territory and is deeply integrated into the company's hub-and-spoke logistics system. The Birmingham Air Freight Center at 4300 Coalburg Road serves as the heavy-freight distribution hub for the greater Birmingham metropolitan area, handling shipments over 150 pounds. FedEx's 28-year continuous occupancy at this location, culminating in the recent 10-year extension, underscores the operational importance of this facility to the company's Southeast distribution network

FedEx Express Distribution Facility | Birmingham, AL

Leasing Summary

Lease Term	Details
Lease #	98-0117-004
Original Commencement	August 26, 1997
Current Term Expiration	April 30, 2027
Extended Term	May 1, 2027 – April 30, 2037 (10 Years)
Renewal Option	(1) 5-Year commencing May 1, 2037
Renewal Notice Required	180 days prior to expiration
Renewal Rent	Greater of current rent or Fair Market Value

Expense Responsibility	Landlord	Tenant
Property Taxes		Tenant (reimbursed to LL)
Property Insurance		Tenant (direct)
Utilities		Tenant (direct)
Interior Maintenance		Tenant
HVAC & Building Systems		Tenant
Landscaping & Grounds		Tenant
Parking Lot Maintenance (day-to-day upkeep)		Tenant
Roof & Roof Membrane	Landlord	
Foundation & Floor Slab	Landlord	
Load-Bearing & Exterior Walls	Landlord	
Parking Lot Structural (repair, resurfacing & striping)	Landlord	

BIRMINGHAM, ALABAMA

Location Overview

Birmingham, Alabama offers a compelling industrial investment profile driven by its strategic location, diversified logistics infrastructure, and cost-efficient operating environment. Positioned at the crossroads of Interstates 20/59, 65, and 22, Birmingham provides efficient access to major Southeastern and Midwestern markets, with same-day truck reach to Atlanta, Nashville, Memphis, and New Orleans.

The metro benefits from an established rail network anchored by major Class I operators and proximity to inland port facilities, reinforcing its role as a regional distribution and manufacturing hub. For industrial net lease investors, this connectivity supports tenant efficiency, long-term demand stability, and strong functional relevance for warehousing, light manufacturing, and last-mile logistics uses.

From a fundamental's standpoint, Birmingham combines durable tenant demand with attractive yield dynamics.

Metric	1 Mile	3 Miles	5 Miles
Total Population	1,170	26,221	87,578
Total Households	498	10,832	36,386
Average Household Income	$45,631	$60,195	$62,291
Median Age	47.5	43.2	37.1
Total Businesses	35	647	5,994
Total Daytime Population	1,161	27,335	186,123

The area's economy is anchored by healthcare, automotive manufacturing, steel, logistics, and growing e-commerce distribution, providing a diversified employment base that supports credit tenancy. Relative to larger Sun Belt markets, Birmingham offers lower land and construction costs, favorable property taxes, and a business-friendly regulatory environment — all of which enhance tenant retention and renewal probability in long-term net lease structures.

Birmingham, Alabama

Demographics

Population	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 Total Population	1817	34466	108425
2010 Total Population	1457	29928	92101
2020 Total Population	1209	26748	86540
2025 Total Population	1164	26259	87665
2025 Total Daytime Population	1157	27359	186356
Workers	430	11931	135167
Residents	727	15428	51189
2000 Households	654	13032	41687
2010 Households	549	11881	36266
2025 Households	497	10845	36427
2025 Average Household Size	2.34	2.33	2.19
2010 Families	368	7484	21036
2025 Families	280	6358	18833
Income			
2025 Per Capita Income	20444	25109	26203
2025 Median Household Income	42807	41947	42267
2025 Average Household Income	45633	60205	62282
Household Income Base	497	10845	36418
<$15,000	14.5%	19.1%	19.3%
$15,000 - $24,999	14.3%	13.5%	12.6%
$25,000 - $34,999	14.3%	11.6%	11.4%
$35,000 - $49,999	15.3%	11.2%	12.9%
$50,000 - $74,999	27.6%	16.2%	15.5%
$75,000 - $99,999	11.1%	10.7%	10.7%
$100,000 - $149,999	2.8%	10.9%	10.1%
$150,000 - $199,999	0.0%	3.8%	3.8%
$200,000+	0.2%	3.0%	3.8%

Birmingham, Alabama

Demographics

Continued. . .

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Age			
2025 Median Age	47.5	43.2	37.1
0 - 4	4.5%	5.5%	5.3%
5 - 9	5.1%	6.0%	5.5%
10 - 14	4.0%	5.6%	5.2%
15 - 19	5.1%	5.3%	8.1%
20 - 24	6.2%	5.0%	9.1%
25 - 29	5.1%	5.7%	6.8%
30 - 34	4.7%	6.6%	7.3%
35 - 39	6.3%	6.5%	6.2%
40 - 44	6.0%	6.0%	5.7%
45 - 49	6.3%	5.8%	5.4%
50 - 54	6.4%	5.9%	5.2%
55 - 59	6.9%	6.2%	5.3%
60 - 64	7.2%	6.7%	5.8%
65 - 69	6.4%	6.7%	6.2%
70 - 74	7.8%	6.8%	5.3%
75 - 79	6.0%	4.6%	3.6%
80 – 85+	3.1%	2.8%	2.1%
Education			
Less than 9th Grade	7.2%	3.6%	3.0%
9th - 12th Grade, No Diploma	14.3%	9.1%	9.3%
High School Graduate	34.5%	27.9%	27.4%
GED/Alternative Credential	0.0%	3.8%	5.0%
Some College, No Degree	16.5%	24.1%	20.7%
Associate Degree	7.9%	11.3%	9.7%
Bachelor's Degree	14.9%	13.3%	13.8%
Graduate/Professional Degree	4.8%	7.0%	11.0%

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