FEDEX SHIP CENTER

747 Warren Rd
Ithaca, NY 14850

Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a FedEx Ship Center property in Ithaca, NY.

This FedEx building is located at 747 Warren Rd, Ithaca, NY. The property consists of a single-story 23,733 SF structure that was built in 1993 on a 2.30 AC lot.

The property is located along Warren Road (24,000 VPD), and less than half a mile from Ithaca Tompkins International Airport ideally located within one of Ithaca's strongest industrial corridors, just off the entrance to the Cornell Business and Technology Park and adjacent to Ithaca Tompkins International Airport. This strategic location offers immediate access to regional and national transportation routes and is minutes from Cornell University and Ithaca College, as well as the amenities of the Finger Lakes region.

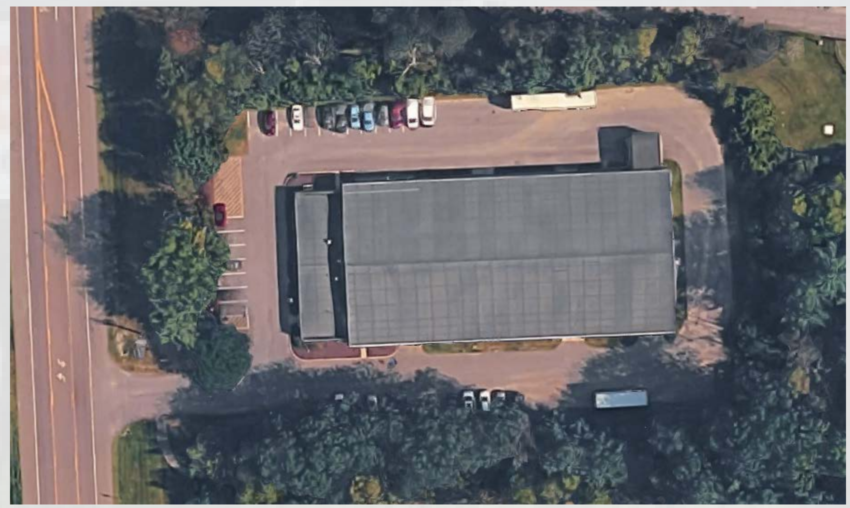
OVERVIEW

ITHACA, NY

PRICE:	CALL FOR PRICING
NET OPERATING INCOME:	$218,106
PRICE PER SF:	CALL FOR PRICING
PRICE PER SF LAND:	CALL FOR PRICING
LEASE EXPIRATION:	November 30, 2027
RENEWAL OPTIONS:	NONE
TENANTS:	FedEx
GUARANTOR:	Corporate
RENTABLE AREA:	23,733SF
LAND AREA:	2.30 AC
YEAR BUILT:	1993
ADDRESS:	747 Warren Rd Ithaca, NY 14850
APN:	503201-045-001-0001-052-006-0000

INVESTMENT HIGHLIGHTS

- ±1.8 Years Remaining | Corporate Guarantee | Strategically Located | Immediate Airport Access
- Dense Population | ±63,908 People within a 5-Mile Radius | Positive Population Growth
- Affluent Community | $111,393 Average Household Income within a 1-Mile Radius
- Strategic Location – Located in Ithaca within one of the region's strongest industrial corridors
- Premier Business Park Setting – Just off the entrance to Cornell Business and Technology Park
- Immediate Airport Access – Adjacent to Ithaca Tompkins International Airport
- Convenient Regional And National Travel | 60,000+ Annual Boardings
- Close Proximity To Cornell University | 2 Miles | 26,000+ Students
- Close Proximity To Ithaca College | 6 Miles | 4,800+ Students



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.

LOCATION OVERVIEW

ITHACA, NY

Strategically positioned just around the corner from the entrance to the Cornel Business and Technology Park and adjacent to Ithaca Tompkins International Airport, the site benefits from exceptional accessibility and proximity to key economic drivers. Cornell Business and Technology Park is a premier suburban office and technology hub serving the greater Ithaca regi Strategically positioned just around the corner from the entrance to the Cornell Business and Technology Park and adjacent to Ithaca Tompkins International Airport, the site benefits from exceptional accessibility and proximity to key economic drivers. Cornell Business and Technology Park is a premier suburban office and technology hub serving the greater Ithaca region.

Located minutes from Cornell University in Lansing, the park is designed to bridge academic research with real-world business applications. It offers a dynamic mix of office, laboratory, technology, manufacturing, and research space for a diverse range of private and public enterprises. The park's mission is to foster innovation, strengthen the local economy, and create meaningful connections between the university and the broader business community.

Direct adjacency to Ithaca Tompkins International Airport enhances convenience for regional, national, and international business travel. The location is also in close proximity to Ithaca College and the amenities, recreation, and natural beauty of the Finger Lakes region. Tenants benefit from a campus-like setting featuring walking trails, scenic ponds, and a professionally maintained environment that supports both productivity and quality of life.

Named America's Best Town to Visit in 2025 by CNN! Ithaca is "gorges" in any season, and spring brings rushing waterfalls to enjoy along with many multi-use trails that remain open year-round.

As you approach Ithaca, you travel along rolling hillsides with beautiful views carved into the landscape by our gorges. Churning waterfalls, vibrant culture and cuisine, in a place founded in education create an electric and eclectic energy that recharges the soul and offers opportunities for connections with nature, learning and exploration.

More than a quarter of a million visitors come to Ithaca and Tompkins County each year, and Visit Ithaca is grateful for the opportunity to share all that our region has to offer. Our partners are an integral part of the economy, and create a place that people want to visit and that enhances the quality of life for our year-round residents. We are happy to see – and support – our friends and neighbors bring their unique vision to our communities, and that we get to share the waterfalls, colleges, restaurants and art installations we have for people to visit!

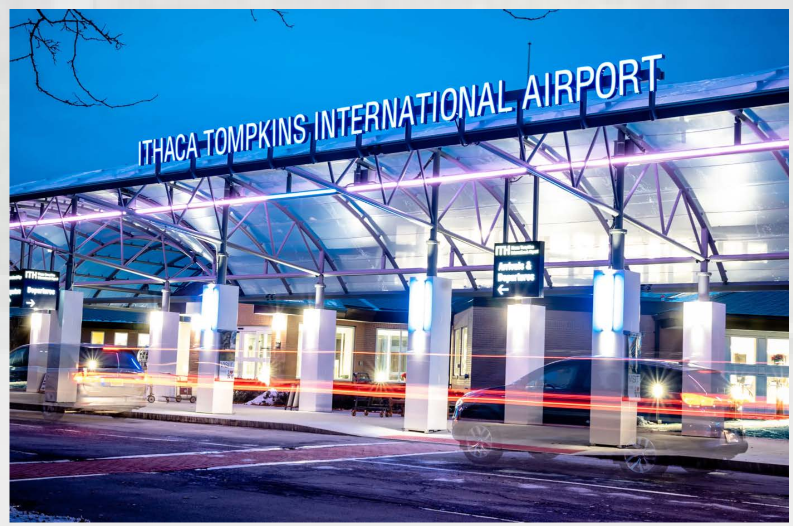
A division of Tompkins Chamber, the Tompkins County Convention & Visitors Bureau is the official destination management organization for Tompkins County. We work with the Strategic Tourism Planning Board, an advisory board to the Tompkins County Legislature, to support the county's strategic tourism plan goals in fostering a healthy economy and a vibrant destination and improving the quality of life in Tompkins County.

A small town with a big-city feel, Ithaca has something for people of all ages to enjoy, no matter the season. And that energy is something you have to be here to feel, so come visit to let us show you why "Ithaca is Gorges.".

DEMOGRAPHICS

ITHACA, NY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,890	24,751	63,230
2030 POPULATION EST.	2,911	25,062	63,284
AVG. HH INCOME	$111,393	119,116	$97,182
MEDIAN HH INCOME	$78,032	$82,261	$63,561
BACHELORS DEGREE +	65%	68%	62%
2025 HOUSEHOLDS	1,330	8,985	25,167
2030 HOUSEHOLDS Est.	1,339	9,120	25,168



TENANT OVERVIEW

FEDEX CORP

FedEx Corp. (NYSE: FDX) provides customers and businesses worldwide with a broad portfolio of transportation, e-commerce and business services.

With annual revenue of nearly $88 billion, the company offers integrated business solutions utilizing its flexible, efficient, and intelligent global network.

Consistently ranked among the world's most admired and trusted employers, FedEx inspires its more than 300,000 employees to remain focused on safety, the highest ethical and professional standards and the needs of their customers and communities. FedEx is committed to connecting people and possibilities around the world responsibly and resourcefully, with a goal to achieve carbon neutral operations by 2040. There are 48,566 FedEx locations in the United States as of March 09, 2026

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