



## 79,391 SF FedEx Ground Facility | Sikeston, Missouri

### Significant FedEx Expansion & Capital Improvements

~\$3M Investment to Add 25  
New Dock Doors (2025/26)

\$855K Parking Lot Expansion  
(2025/26)

Interior Conveyor System &  
Material Handling Capacity  
Expansion (2024)

35,632 SF Building Expansion  
(2015)





2751 NORTH MAIN STREET, SIKESTON, MO 63801

# Single-Tenant Net Leased FedEx Ground

## The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, NN FedEx Ground in Sikeston, MO.

**\$10,885,000**

ASKING PRICE

**6.50%**

CAP RATE

**NN**

LEASE STRUCTURE

**4.8 Years**

LEASE TERM REMAINING

**Fee Simple**

OWNERSHIP INTEREST



## Net Lease Capital Markets

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# Investment Highlights

**FedEx Ground Location | (NYSE: FDX - S&P: BBB) | \$88.59 Billion & \$10.59 Billion in Trailing 12-Month Revenue & EBITDA | FedEx Ranked #49 on Fortune's List of America's Largest Public Companies and achieved a Market Cap of \$59.69 Billion in Nov-2025**

- Leased to FedEx Ground with a guaranty from FedEx Ground Package System, Inc.
- FedEx Corporation (NYSE: FDX) is a globally recognized leader in logistics and supply chain solutions, backed by investment-grade credit (S&P: BBB)
- FedEx Corporation achieved \$88.59 billion in Revenue and \$10.59 Billion in EBITDA for the Trailing 12-Months ending October 31, 2025
- FedEx is Ranked #49 on Fortune's List of America's Largest Public Companies

## **Major FedEx Capital Contributions | Over \$4M Invested in Expansion and Strategic Upgrades | Built in 2012 and Expanded in 2015**

- FedEx has made significant capital investments into the subject property, enhancing operational efficiency and long-term value:
  - **Project 1 (2025-26):** Approximately \$3 million is being invested to install 25 new back-in doors, expanding vanline capacity. Additional improvements include new concrete pavement for van parking, 21 van staging spaces, and a standard canopy system with gutters and downspouts.
  - **Project 2 (2025-26):** FedEx is committing an additional \$855,000 to a Vanline and Parking Expansion Project, which will add 7 tractor parking spaces, 6 dolly spaces, 25 trailer spaces, 20 van staging spaces, and 39 auto parking spaces—further optimizing logistics flow.
  - **Project 3 (2024):** FedEx completed an expansion of the material handling capacity inside the building by adding an interior conveyor and a mobile side load trailer dock (total cost N/A).
  - **Project 4 (2015):** FedEx completed its first expansion of the building, adding approximately 35,632 SF (total cost N/A).

## **4.8 Years of Firm Term Remaining | 1 (5-Year) Option Remaining with a 5.00% Rental Increase | Passive NN Lease with Landlord Responsibilities Limited to Roof & Structure**

- Fee Simple (land & building ownership)
- FedEx recently exercised its first of two (2) 5-year renewal options and has 4.8 years of firm term remaining plus 1 (5-Year) option with a 5.00% rental increase
- Passive NN lease | Landlord responsibilities limited to repair and replacement of the roof & structure

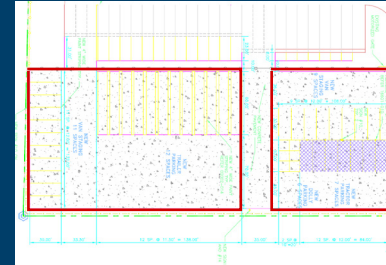
## **Diverse & Dynamic Economic Center | Regional Hub in Southeastern Missouri | Expanding Manufacturing & Distribution Hub | 1-Day Drive to Major US Metros**

- Sikeston is a diverse & dynamic economic center located at the intersection of Interstates 55 & 57. The city is a commercial center for the surrounding rural communities. Its economy is diverse, with strengths in agriculture, food processing, logistics, retail, and light manufacturing.
- Sikeston, MO is an expanding manufacturing and distribution hub, with key companies such as Orgill, Unilever, and EnviCor Enterprises investing in new facilities
- The community has attracted investment through state and federal grant, including funds for industrial site development, wastewater infrastructure, and workforce training. Industrial parks such as the South Industrial Park are positioned to draw in new business with “shovel-ready” sites and infrastructure improvements.
- 56 miles to Paducah, KY / 125 miles to St. Louis, MO / 125 miles to Memphis, TN / 162 miles to Nashville, TN



# Parcel Map

## Parking Lot Expansion Area: (\$855K)



- 7 Tractor Parking Spaces
- 6 Dolly Spaces
- 25 Trailer Spaces
- 20 Van Staging Spaces
- 39 Auto Parking Spaces

Parking Lot Expansion Area

Parking Lot Expansion Area











# Investment Overview

## Price/Cap Rate

Price (PSF)	\$10,885,000 (\$137)
Cap Rate	6.50%
Annual Base Rent	\$707,548 (\$8.91 PSF)

## Executive Summary

Address	2751 North Main Street Sikeston, MO 63801
Tenant	FedEx Ground
Lease Entity	FedEx Ground Package System, Inc.
Use	Industrial
Rentable Building Area (SF)	79,391 SF
Acreage	10.00 Acres
Expense Structure	NN (Roof & Structure)
Rent Increases	5.00% at Option
Rent Commencement Date	July 20, 2012
Lease Expiration Dates	August 31, 2030
Initial Term	Ten (10) Years
Lease Term Remaining	4.8 Years
Renewal Options Remaining	1 (5-Year); Tenant Exercised its 1st of 2 (5-Year) Options in 2025
Ownership Interest	Fee Simple (Land & Building)





# The Investment





# Lease Abstract & Property Details

## Property Overview

Rentable Building Area (SF)	79,391
Acreage (SF)	10.00
Year Built	2012
Expansion	2015

## Lease Abstract

Address	2751 North Main Street Sikeston, MO 63801
Tenant Trade Name	FedEx Ground
Lease Entity	FedEx Ground Package System, Inc.
Rent Commencement Date	July 20, 2012
Lease Expiration Date	August 31, 2030
Lease Term Remaining	4.8 Years Remaining
Renewal Options Remaining	1 (5-Year); Tenant Exercised its 1st of 2 5-Year Options in 2025
Annual Rent (PSF)	\$707,548 (\$8.91 PSF)
Percentage Rent	None
Rent Increases	5.00% at Option
Lease Structure	NN
Landlord Responsibilities	Landlord covers Repair and Replacement of the Roof and Structure
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>9/1/2025 - 8/31/2030</b>	<b>\$707,548</b>	<b>\$8.91</b>	<b>\$58,962</b>	<b>\$0.74</b>	-
Option 1: 9/1/2030- 8/31/2035	\$742,926	\$9.36	\$61,911	\$0.78	5.00%
<b>Bold = Current Rent</b>					



# Market Overview - Sikeston, MO

## Area Overview - Sikeston, MO

Sikeston, Missouri is a **regional hub in the southeastern part of the state**, located at the **intersection of Interstates 55 and 57**, which provides strong connectivity to **Paducah (56 Miles), St. Louis (125 Miles), Memphis (125 Miles), Nashville (162 Miles)** and other major markets. The city has a population of around 16,000 and serves as a **commercial center for surrounding rural communities**. Its economy is diverse, with strengths in agriculture, food processing, logistics, retail, and light manufacturing. **Sikeston is known for being home to the original Lambert's Café**, which attracts visitors from across the region, and it also benefits from **proximity to the Mississippi River and major rail lines, making it a strategic location for distribution and trade**. The community maintains a small-town atmosphere while offering regional shopping, dining, and healthcare services, and it continues to invest in infrastructure and economic development to support long-term growth.

## Economic Overview

Sikeston, Missouri has an economy shaped by a combination of agriculture, manufacturing, retail, and logistics, supported by its location at the crossroads of Interstates 55 and 57. The agricultural industry is particularly important in the surrounding counties of Scott, Stoddard, Mississippi, and New Madrid, where crop production and related businesses generate significant employment and revenue. **Manufacturing and distribution are also key, with companies such as Orgill expanding warehouse and logistics operations and firms like EnviCor Enterprises investing in new facilities**. Healthcare and retail remain steady employment anchors, serving the city and the surrounding rural region.

The community has attracted investment **through state and federal grants, including funds for industrial site development, wastewater infrastructure, and workforce training**. The Sikeston Career and Technology Center recently received major funding to expand trade and technical education, helping to strengthen the labor pipeline. Industrial parks such as the South Industrial Park are positioned to draw in new businesses with "shovel-ready" sites and infrastructure improvements.

## Largest Employers

Employer	Industry	Estimated FTE Employees
Missouri Delta Medical Center	Healthcare	1,100 (Est.)
Good Humor-Breyers (Unilever)	Food & Beverage	800
Orgill, Inc.	Distribution	370

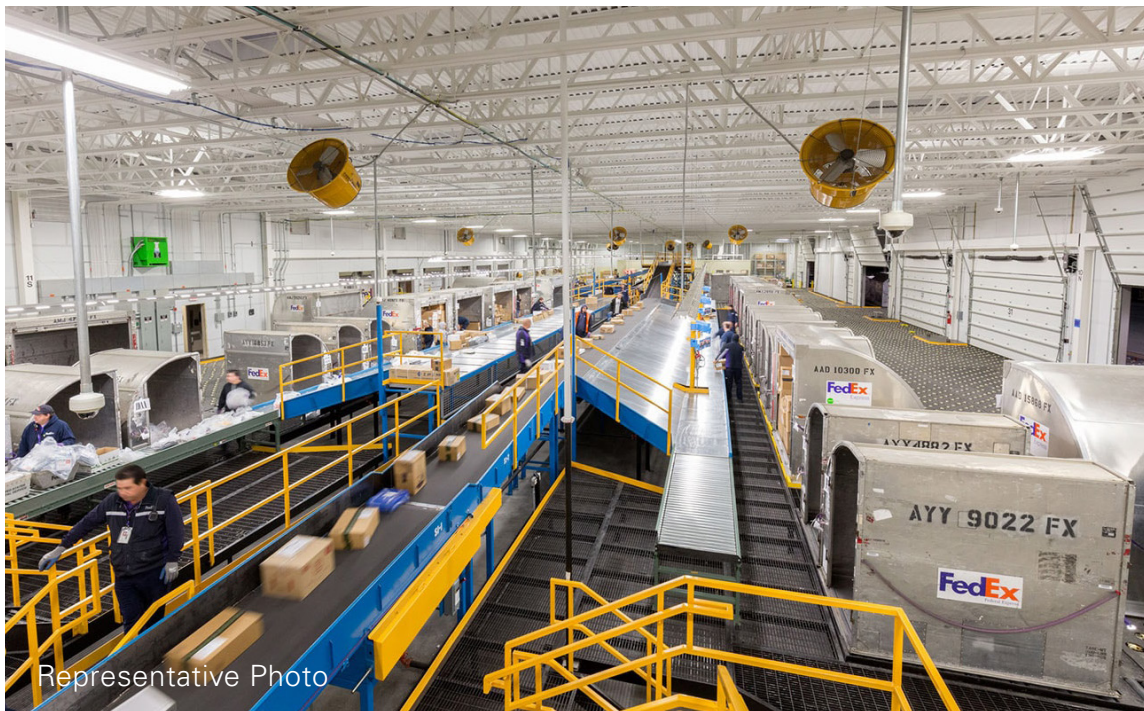
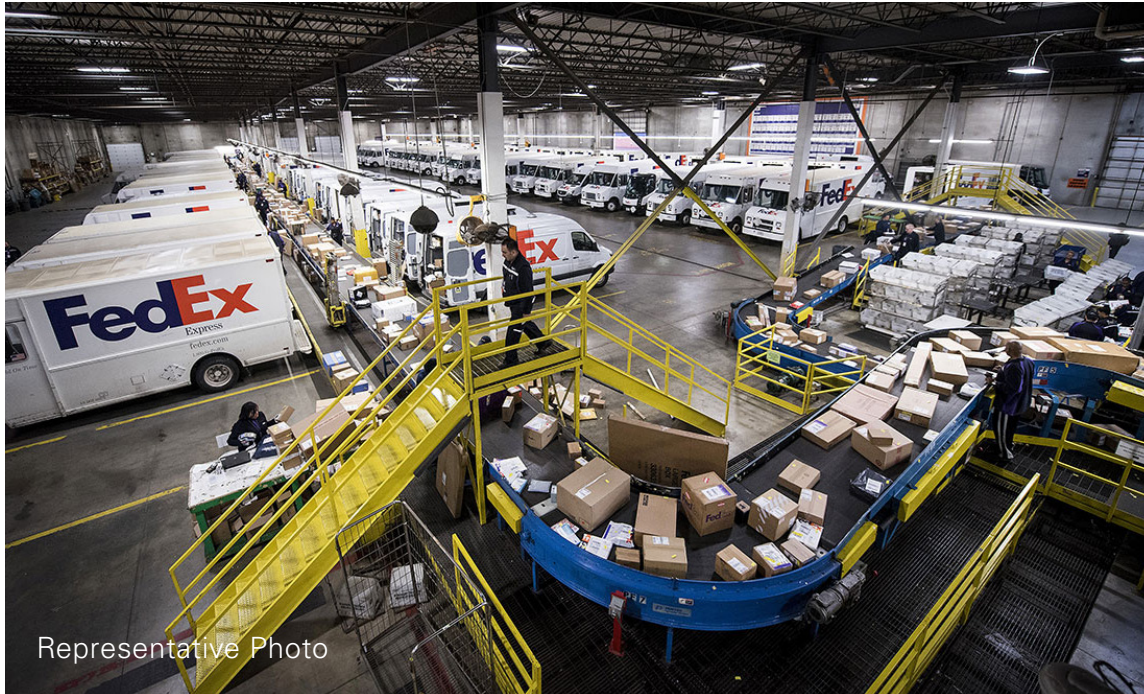
## Cost of Living Analysis

The cost of living in Sikeston, MO is noticeably lower than the U.S. average. Overall living costs are about **10–15 % below national norms**. (AreaVibes). Housing is among the biggest savings: rent and home prices in Sikeston are well below national averages. For example, the average rent for a one-bedroom apartment is about \$565/month as of 2025. (Apartments.com).

Demographics	3 Mile	5 Mile	10 Mile
2024 Population	2,081	16,727	26,242
2029 Population	2,058	16,684	25,873
2024 Households	827	6,795	10,686
2029 Households	818	6,775	10,528
Avg Household Income	\$99,585	\$68,638	\$67,598
Median Household Income	\$82,894	\$49,812	\$52,062
Median Home Value	\$178,901	\$136,796	\$127,742







**STOCK SYMBOL:**  
FDX  
NYSE (S&P: BBB)



**YEAR FOUNDED**  
1971



**HEADQUARTERS**  
Memphis, Tennessee



**EMPLOYEES IN 2025**  
500,000+ Worldwide



**AMERICA'S LARGEST PUBLIC COMPANIES 2025 (FORTUNE)**  
Ranked #49



**TRAILING 12-MONTH REVENUE**  
\$88.59 Billion



**TRAILING 12-MONTH EBITDA**  
\$10.59 Billion



**NOVEMBER 2025 MARKET CAP**  
\$59.69 Billion



**WEBSITE**  
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# NEWMARK

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