

FedEx Ship Center

4952 Lakeway Dr | College Station, TX 77845



Texas A&M University
Largest College in U.S.
79,114 Students

**Subject
Property**

6
TEXAS

State Hwy 6
±44,500 VPD

FERA
DIAGNOSTICS & BIOLOGICALS

**Fera Diagnostics
& Biologicals**
\$15M+, 50K SF HQ



PRICE:
\$11,017,732



CAP RATE:
5.60%

**VIEW OFFERING
MEMORANDUM**



**INVESTMENT-GRADE
CORPORATE LEASE**

FedEx Corporation (NYSE: FDX; S&P: BBB)



RELOCATION FACILITY

Tenant Relocation to Meet Demand



**2020 BUILT-TO-SUIT
CONSTRUCTION**

Likelihood of Long-Term Tenancy



PASSIVE INVESTMENT

Lease Limits Landlord Responsibility



FRONTAGE ON TX STATE HWY 6

One of the Most Important Arterials in TX



± 6 MILES FROM TEXAS A&M

Largest University in the U.S. by
Enrollment with Nearly 80,000 Students



Colin Couch
Senior Vice President
ccouch@northmarq.com
404.823.6376

Jason W. Powell, CCIM
Senior Vice President
jpowell@northmarq.com
404.823.6754

Brian Ritchie
Associate
britchie@northmarq.com
813.477.8546

Brandt Fuller
Senior Investment Sales Analyst
bfuller@northmarq.com

In Association With:
Jim Gibson
TX Lic. #392926