

FEDEX (LEASEHOLD)

7105 Southeast Forbes Ave | Topeka, KS 66619



INVESTMENT HIGHLIGHTS



INVESTMENT GRADE CREDIT

NYSE: FDX



RECENT LEASE RENEWAL



AIRPORT LOCATION

Topeka Regional Airport



LONG-TERM COMMITMENT



100% LEASEHOLD DEPRECIATION

THE OFFERING

Northmarq, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% leasehold interest in this FedEx Ground property located at 7105 Southeast Forbes Ave, Topeka, KS 66619 ("Property").

There are ± 6 years remaining on FedEx's recently renewed NN lease where landlord is only responsible for roof & structure. There are ± 34 years of control remaining for the ground lease interest from MTAA, providing 100% leasehold depreciation. The Property features a strong logistical location situated within the Topeka Regional airport, and has direct access to both I-75 and I-70.

FedEx Corporation (NYSE: FDX) holds an investment-grade BBB/Stable credit rating via S&P and boasts a current market cap of approximately \$68 billion. FedEx has positioned itself to take full advantage of the explosion of e-commerce and the resultant business-to-business and business-to-consumer shipments



Offering Price:
\$12,065,827



Cap Rate:
6.75%



[View the Full OM Here >>](#)



Subject Property

OFFERED EXCLUSIVELY BY:

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