

FedEx Express

Freeland, MI

\$2,400,000

Purchase Price

FedEx
Express

6.75%

Cap Rate

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Representative Photo

Investment Summary

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this FedEx Express property located at 8273 Garfield Road, Freeland, Michigan 48623 (the "Property").

The Property is strategically located directly next to MBS International Airport, the only major airport in this area of Michigan. The site is located directly in the center of the Midland-Bay City-Saginaw metro triangle, allowing FedEx to easily service the entirety of the MBS area.

Investment Highlights



Investment-Grade Credit

FedEx Corp: BBB/
Stable (S&P)



Strong Tenant Commitment

30-Year Operating History



Passive Lease Structure

Tenant Responsible for All Operating Expenses



Expansion Option
Value-Add Opportunity



Strong Logistical Location
Directly Next to MBS International Airport



E-COMMERCE RESISTANT

FDX: 8.5% Annual Revenue Growth (FY2018)

Jason W. Powell, CCIM
Senior Director
jpowell@stanjohnsonco.com

Colin Couch
Associate Director
ccouch@stanjohnsonco.com

Tyler Molleson
Associate Director
tmolleson@stanjohnsonco.com

Max Van Dresser
Associate
mvandresser@stanjohnsonco.com

In Association With:
Melissa Diane Stickels
MI Lic. #6502387293



Stan Johnson Co.

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