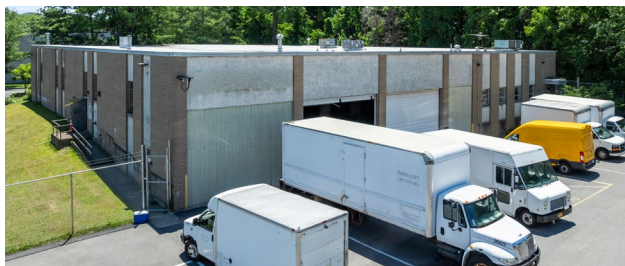


# FEDEX GROUND

107 Fairview Park Dr | Elmsford, NY 10523



PRICE:  
**\$5,611,575**



CAP RATE:  
**6.50%**

**VIEW OFFERING  
MEMORANDUM**



- Best-in-Class, Investment-Grade, Fortune 500 Parent
- 25 Miles North of Manhattan
- Adjacent to 3 Additional FedEx Facilities (350K+ Combined SF)
- Passive NN Lease
- Tenant-Funded Improvements Imminent
- Leasehold Opportunity Offers 100% Depreciation
- Irreplaceable Asset in Supply-Constrained, Demand-Heavy, I-287 Industrial Market
- Top 50 Wealthiest County in U.S.



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