



EquipmentShare

Oxford, AL 36203

Industrial
Investment Opportunity

Offering Memorandum



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Property Overview

Equipment Share
90 Industrial Dr, Oxford, AL 36203



Investment Highlights

Property Highlights

- **Stable Income From National Tenancy** - Leased to EquipmentShare, a leading national equipment rental and technology provider, the property generates reliable in-place income with strong annual increases. Structured as a true NN+ lease, EquipmentShare is responsible for property taxes, insurance, and utilities, ensuring predictable, low-touch cash flow for ownership.
- **Recently Renovated Industrial Facility** - Originally constructed in 1975, the ±12,800-square-foot facility underwent a comprehensive renovation in 2025 totaling over \$300,000. The improvements enhance operational efficiency and include modernized infrastructure, three drive-in doors, functional circulation, and ample outdoor storage.
- **Prime Location Along the I-20 Corridor** - Strategically positioned in Oxford, Alabama, directly off I-20 between Birmingham and Atlanta, the asset benefits from superior regional connectivity. The location is supported by strong industrial and service-sector demand, constrained new supply, and ongoing rental growth driven by the region's robust logistics and construction sectors.
- **Low-Coverage Site With Outdoor Storage** - Situated on a ±4.72-acre parcel, the property offers substantial outdoor storage and operational versatility—features increasingly scarce in the current industrial market. M-2 zoning permits a broad range of industrial and service uses, while the efficient building layout and expansive yard are ideally suited for equipment-centric operations.



90 Industrial Dr
Oxford, AL 36203

±12,800 SF
GLA

1975/2025
Year Built/Renovated

3
Grade-Level Doors

M-2
Zoning

±4.72 AC
Lot Size



Financial Overview

Equipment Share
90 Industrial Dr, Oxford, AL 36203



Financial Summary

**Contact Agent
For More Info**

\$3,715,000
List Price

±4.72 AC
Lot Size

Property Summary

Tenant	EquipmentShare
Options	Two, 5-Year Options
Tenant Responsibility	Utilities, Insurance, Taxes, Maintenance
Landlord Responsibility	Roof & Structure
Price/AC	\$787,076
Lease Type	NN+





Industrial Dr

Subject Property



Tenant Overview

Year Founded
2015

Headquarters
Columbia, MO

Ownership Status
Privately-held

Employees
7,000+

Locations
348+

Annual Revenue
\$2.3 Billion



Tenant Overview

EquipmentShare is a leading, privately held provider of construction equipment rental, sales, and technology solutions, serving contractors and infrastructure firms across the United States. Headquartered in Columbia, Missouri, the company integrates a national footprint of retail and rental locations with a proprietary telematics and fleet management platform. By combining physical assets with cutting-edge digital infrastructure, EquipmentShare delivers enhanced visibility, efficiency, and jobsite productivity to its customers.

Why Invest in Equipment Share?

- **Technology-Driven Growth Model:** EquipmentShare uniquely integrates a nationwide construction equipment rental network with proprietary telematics and fleet management software ("T3"), positioning the company as a technology-first operator in a traditionally asset-heavy industry.
- **Brand Recognition in a Fragmented Market:** The company is emerging as a category leader in connected jobsite technology, offering equipment, service, and data solutions under one unified platform—enhancing customer loyalty and competitive differentiation.
- **National Scale with Expansion Tailwinds:** Operating over 348 branches across 45 states, the company's physical footprint supports broad market penetration and customer accessibility. Ongoing expansion plans targeting 600+ locations reinforce long-term lease and credit appeal.
- **Private-Company Agility with Institutional Backing:** While privately held, EquipmentShare benefits from significant institutional capital support, enabling rapid growth, strategic acquisitions, and sustained investment in proprietary technology.

Oxford, AL

Market Demographics

22,063

Total Population

\$70,065

Median HH Income

8,325

of Households

71%

Homeownership Rate

10,081

Employed Population

23%

% Bachelor's Degree

37.2

Median Age

\$177,000

Median Property Value

Local Market Overview

Oxford, Alabama offers a stable and strategically positioned local economy, supported by its location along the I-20 corridor between Birmingham and Atlanta. As part of the Anniston-Oxford metropolitan area, the city benefits from a blend of residential appeal and commercial activity, making it a regional hub for retail, logistics, and light industrial operations. The community features a mix of established neighborhoods, regional shopping destinations, and expanding business parks, all supported by a business-friendly environment and access to skilled labor.

The area's economic base is diversified, with strength in sectors such as manufacturing, healthcare, education, and public services. Proximity to regional institutions and industrial employers reinforces economic resilience and supports ongoing development efforts. Oxford's steady household growth, elevated homeownership levels, and rising income trends reflect a maturing market with long-term potential for retailers, service providers, and real estate investors.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	19,062	37,662	74,532

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	8,108	15,569	30,411

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$94,162	\$87,033	\$63,168

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **90 Industrial Dr, Oxford, AL, 36203** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.