



ADDRESS

1113 TUCKER RD, HOOD RIVER, OR

TENANT

REIC RENTALS

TYPE

INDUSTRIAL OUTDOOR STORAGE

PRESENTED BY

WESTOVER INDUSTRIAL PARTNERS



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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

Westover Industrial Partners is pleased to present 1113 Tucker Rd, a 2.69-acre single-tenant industrial outdoor storage (IOS) facility in Hood River, Oregon, net leased to REIC Rentals, LLC. The low-coverage, yard-dominant site sits directly on the I-84 corridor through the Columbia River Gorge — a market where developable industrial land and improved yard space are exceptionally scarce.

The property is occupied by REIC Rentals, LLC, which recently acquired a long-tenured operating business carrying a 50-plus-year history. The NNN lease has two years of remaining term with no renewal options and 3% annual increases, producing current NOI of \$152,400.

The short remaining term is the offering's defining feature. It positions the asset for passive net-lease and 1031 capital seeking yield with near-term mark-to-market upside, while simultaneously drawing local and regional owner-users who rarely find a chance to own scarce, infill yard space along the corridor.



SALE PRICE

\$2,800,000

Tenant	REIC Rentals, LLC
NOI:	\$152,772
Property Type	Industrial Outdoor Storage
Address	1113 Tucker Rd
City, State, Zip	Hood River, OR 97031
Year Built	1969 / 1992
Building SF	6,250 (Inclusive of 1,000 SF Wash Rack))
Lot Size	2.69 Acres
Floor Area Ratio	5.3%

INVESTMENT HIGHLIGHTS



Net-Leased IOS Asset with Nationally-Operating Tenant: Single-tenant, net-leased industrial outdoor storage facility occupied by REIC Rentals, LLC, a specialty equipment rental company headquartered in Montana operating 55 locations across the United States and Canada.

Seller Financing Available: The seller is willing to structure seller financing for a qualified buyer, with flexible terms that lower the cost of capital, enhance leveraged returns, and broaden the field of prospective buyers.

55-Year Operating History at the Site: The property has functioned as an equipment rental operation for 55 years, with REIC Rentals, LLC acquiring the longstanding business and operating from the location since 2018. This long, proven track record reflects deeply entrenched use and a tenant materially committed to the site.

Tenant Open to a 5-Year Extension: With two years remaining, no renewal options, and 3% annual rent increases in place, an incoming owner gains near-term control to mark rents to market, recast, or restructure the lease on their own terms. The tenant has also indicated a willingness to extend for up to an additional five years, offering the alternative of locking in durable, escalating income and a stabilized, financeable net-lease asset.

Ancillary Billboard Income: A billboard lease on the property provides modest, incremental revenue alongside the primary tenant's rent

Rare Low-Coverage IOS / Owner-User Optionality: A 2.69-acre, low-coverage (5.3% FAR) yard-dominant site directly on the I-84 corridor, exceptionally scarce in the supply-constrained Columbia River Gorge, offering a clear path to occupancy for a regional owner-user as the lease burns down.

Major Public Infrastructure Investment in Hood River: The roughly \$1.12 billion Hood River-White Salmon Interstate Bridge replacement, one of only three Columbia River crossings in the 85-mile Gorge National Scenic Area, linking Interstate 84 and SR-14, has secured its federal Record of Decision with design well underway and is targeting a 2027 construction start, pending final funding, alongside Port of Hood River waterfront transportation improvements, reinforcing the corridor's long-term economic and freight significance.



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LEASE
SUMMARY

LEASE SUMMARY

2 Years

Lease Term

NNN

Lease Type

\$152,772

NOI

3% Annual

Rent Increases

None

Renewal Options

Corporate

Guarantor



LEASE ABSTRACT		LEASE ABSTRACT	
Tenant/Guarantor:		REIC Rentals, LLC	
Building Size:		6,250 SF	
Net Operating Income:		\$152,772	
Original Lease Commencement:		May 1, 2015	
Extension Commencement:		May 1, 2026	
Lease Expiration:		April 30, 2028	
Lease Term:		2 Years	
Renewal Options:		None	
Rent Increases:		3% Annually	
EXPENSE BREAKDOWN			
Lease Type:		Net	
Property Taxes:		Tenant Reimburses	
Insurance:		Tenant Reimburses	
Common Area:		Tenant Responsibility	
Roof & Structure:		Shared	
Repairs & Maintenance:		Tenant Responsibility	
HVAC:		Shared	
Utilities:		Tenant Responsibility	
Right of First Refusal:		YES	



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PROPERTY
INFORMATION

BUILDING & SITE SPECIFICATIONS

Year Built: 1969 / 1992

Doors: Grade Level

Building Size: 6,250 SF
(Inclusive of 1,000 SF Wash Rack)

Clear Height: 14'

Lot Size: 2.69 Acres

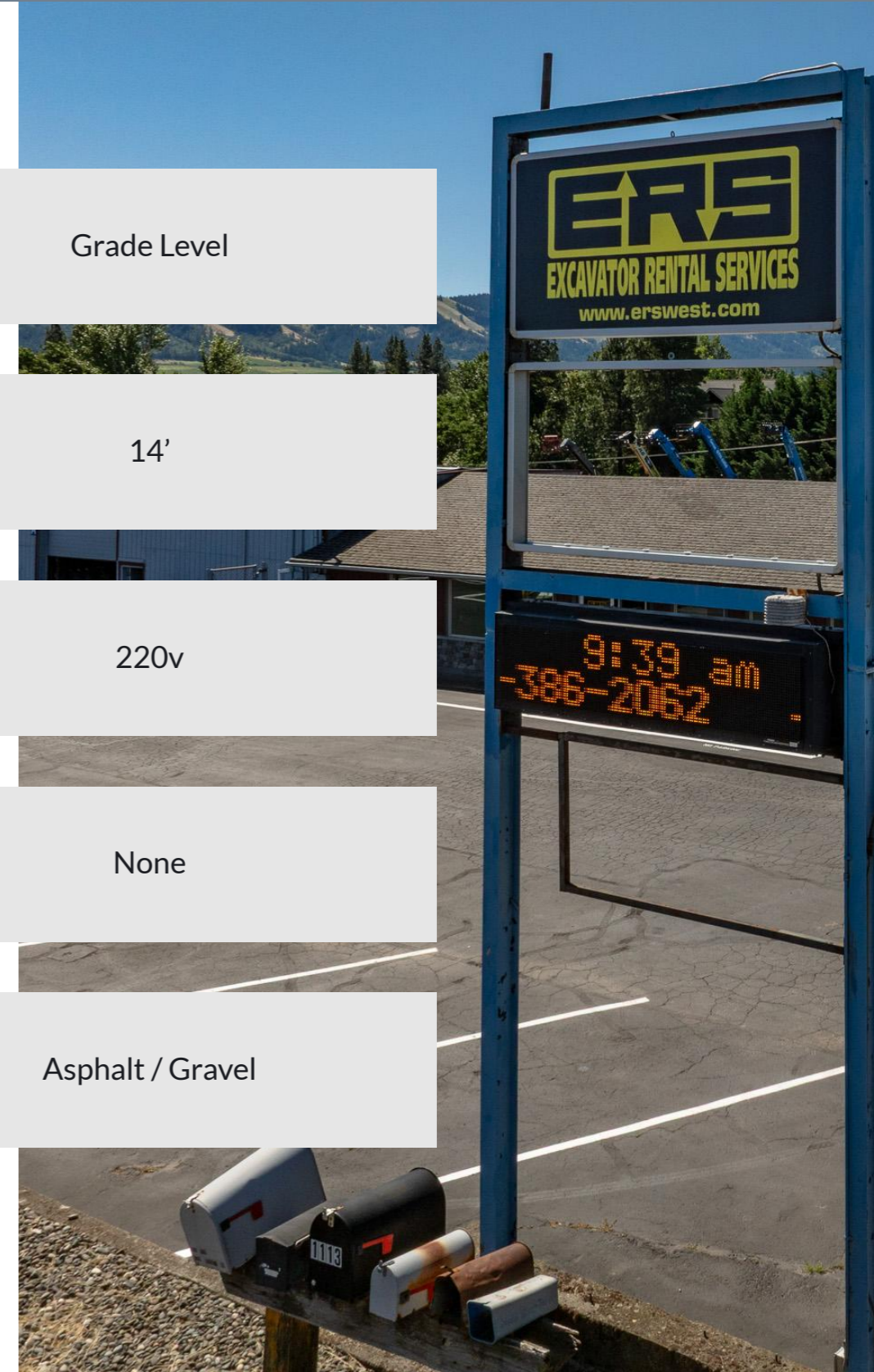
Power: 220v

Floor Area Ratio: 5.3%

Sprinklered: None

Layout: Warehouse / Yard

Yard Composite: Asphalt / Gravel



PROPERTY IMAGES



PROPERTY IMAGES







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TENANT
OVERVIEW



REIC RENTALS

REIC Rentals (Rental Equipment Investment Corporation) is a super-regional equipment rental platform founded in 2014 by industry veteran Kevin Fitzgerald, who entered the rental industry in 1995 as CEO of Neff Rental. Founded and headquartered in Kalispell, Montana, REIC is a premier, super-regional rental equipment services platform that has grown into a network of 55 locations across the U.S. and Canada. The company operates two divisions: a General Rental division offering aerial, earthmoving, power, compression, and other small equipment, and a Specialty Rental division, established in 2022, focused on heating, cooling, dehumidification, and ventilation, including its proprietary Jet Heat flameless heating technology.

REIC's growth model centers on acquiring respected local rental companies in growth markets and retaining their community roots and relationships while investing in fleet, safety, training, and technology under shared standards — a strategy that has produced 18 acquisitions and 7 greenfield openings in under eight years. Since January 2022, REIC has operated as a portfolio company of Kinderhook Industries, a New York-based private equity firm that manages over \$4 billion of committed capital and has completed more than 275 investments and follow-on acquisitions since 2003. The Hood River location at 1113 Tucker Road joined the REIC network in 2018 (formerly Excavator Rental Services) and operates within its General Rental footprint along the I-84 corridor.

Quick Facts

- **Founded:** 2014, Kalispell, Montana
- **Ownership:** Portfolio company of Kinderhook Industries (since Jan 2022)
- **Footprint:** 55 locations across the U.S. and Canada
- **Divisions:** General Rental and Specialty Rental (HVAC / climate control)
- **This site:** Acquired by REIC in 2018; formerly Excavator Rental Services





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AREA
OVERVIEW

LOCATION & MAP



DEMOGRAPHICS



Population	3 Mile	5 Mile	10 Mile
2025 Population	14,875	24,082	30,431

75,000

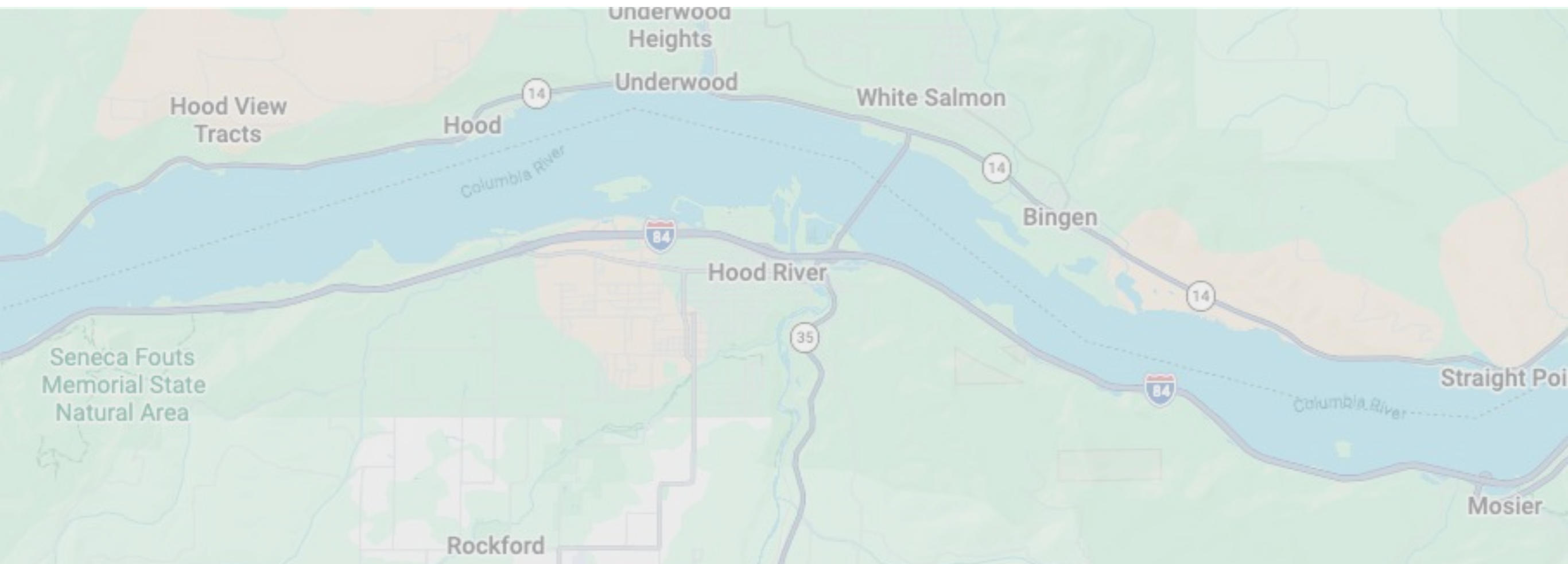
Columbia River Gorge Population

Households	3 Mile	5 Mile	10 Mile
2025 Households	5,810	9,323	11,695

\$114,755

AVG HH Income (10-Mile Radius)

Household Income	3 Mile	5 Mile	10 Mile
Avg Household Income	\$116,134	\$115,585	\$114,755





HOOD RIVER & THE COLUMBIA RIVER GORGE

Positioned on the Columbia River 60 miles east of Portland along the I-84 corridor, Hood River is the commercial hub of the Columbia River Gorge — a once agriculture-and-logging town now diversified into one of the Pacific Northwest's most dynamic small markets.

Known For

- **Agriculture** — The Hood River Valley is a renowned producer of apples, pears, and cherries shipped nationally and abroad.
- **Recreation & Tourism** — The "Windsurfing Capital of the World," with kiteboarding, Mt. Hood skiing, and Gorge recreation driving year-round visitation.
- **Aerospace & Advanced Manufacturing** — Home to Insitu (a Boeing UAV subsidiary) and Hood Technologies, among the area's largest employers since the late 1990s.
- **Craft Beverage** — Hood River Distillers, Full Sail Brewing, Tofurky, and a dozen-plus Gorge wineries.

Growth & Projects

- A diversifying economy attracting new technology, renewable energy, and craft-beverage investment beyond its agriculture and tourism base.
- The ~\$1.12B Hood River–White Salmon Interstate Bridge replacement, federally approved and targeting a 2027 construction start.
- Port of Hood River waterfront improvements supporting new commercial development.



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