

OFFERING MEMORANDUM



RECENT 5 YEAR EXTENSION

24+ YEAR CORPORATE TENANT
OPERATING HISTORY

1830 FOREMAN DRIVE
COOKEVILLE, TN

EXCLUSIVELY LISTED BY

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NX3
COMMERCIAL GROUP

BANG
REALTY

BANG REALTY - TENNESSEE, INC

In Association with In-State Broker

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NET LEASED DISCLAIMER

NX3 Commercial Group hereby advises all prospective purchasers of net leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, NX3 Commercial Group has not and will not verify any of this information, nor has NX3 Commercial Group conducted any investigation regarding these matters. NX3 Commercial Group makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. NX3 Commercial Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions, or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal, and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial, and other advisors must request and carefully review all legal, financial, and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package, you agree to release NX3 Commercial Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold "as is, where is."

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This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

NX3 Commercial Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or any other matter related to the subject property.

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UNITED RENTALS

COOKEVILLE, TN

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ABOUT
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EXECUTIVE SUMMARY

NX3 Commercial Group is pleased to present the opportunity to acquire a United Rentals industrial facility located in Cookeville, Tennessee. The property is occupied by United Rentals Realty, LLC, the real estate entity of United Rentals, Inc., the world's largest equipment rental company serving construction, industrial, and infrastructure markets throughout North America.

The asset consists of an approximately 6,600 square foot freestanding industrial facility situated on approximately 2.16 acres within one of Cookeville's primary industrial corridors. United Rentals has operated from this location for more than two decades, demonstrating long-term operational commitment to the site and surrounding market.

The tenant recently exercised its fifth extension option, extending the current lease term through December 31, 2030, with one additional five-year option remaining. Rental increases are tied to CPI adjustments at each renewal term, providing built-in inflation protection and future income growth potential for investors.

Strategically positioned along the Interstate 40 corridor between Nashville and Knoxville, Cookeville continues to benefit from steady industrial, manufacturing, and regional distribution growth, reinforcing the long-term strength of the underlying real estate.



INVESTMENT HIGHLIGHTS

CORPORATE TENANT WITH 24+ YEARS OF OPERATING HISTORY

United Rentals has operated from this Cookeville location for more than two decades, demonstrating long-term commitment to the site and surrounding trade area. The tenant recently exercised its fifth extension option, reinforcing continued operational reliance on the property.

CPI-INDEXED RENT GROWTH WITH BUILT-IN INFLATION HEDGE

Rental increases are tied to CPI adjustments at each renewal term, providing investors with built-in inflation protection and long-term income growth potential throughout the remaining lease structure.

INDUSTRIAL NET LEASE WITH LIMITED LANDLORD RESPONSIBILITIES

Tenant responsibilities include interior maintenance, HVAC systems, utilities, parking lot upkeep, landscaping, and insurance obligations, minimizing ownership management exposure and operational burden.

STRATEGIC INTERSTATE 40 INDUSTRIAL CORRIDOR LOCATION

Cookeville serves as a major commercial and distribution hub positioned between Nashville and Knoxville along the Interstate 40 corridor, benefiting from continued industrial, logistics, manufacturing, and regional commercial growth.

FREESTANDING INDUSTRIAL FACILITY ON ±2.16 ACRES

The asset consists of an approximately 6,600 square foot freestanding industrial/equipment rental facility situated on approximately 2.16 acres, providing strong functionality for fleet operations, storage, servicing, and customer accessibility.

LONG-TERM CORPORATE OCCUPANCY WITH REMAINING RENEWAL OPTION

The current lease term extends through December 31, 2030, with one additional five-year renewal option remaining, offering continued income durability and long-term tenancy potential.

LEASE ABSTRACT



\$1,419,015
PURCHASE PRICE

Tenant/Signatory/
Guarantor United Rentals Realty, LLC

Address 1830 Foreman Drive, Cookeville, TN 38501

Current Annual Rent \$78,045.84

Remaining Term ±4.6 Years

Building Size ±6,600 SF

Parcel Size ± 2.16 Acres

Year Built 2001

Original Lease Date October 24, 2000

Current Lease Term Jan 01, 2026 - Dec 31, 2030

Rent Type Net Lease (NN)

Landlord Responsibilities Structural components including roof, foundation, bearing walls, and underground/unexposed building systems

Tenant Responsibilities Interior maintenance, HVAC, utilities, parking lot maintenance, landscaping, snow removal, insurance, and operational upkeep

INVESTMENT SNAPSHOT

KEY INVESTMENT METRICS



\$1,419,015

PRICE



5.49%

CAP



\$78,046

NOI



PROPERTY PHOTOS



AERIAL MAP



S Willow Ave

Interstate Dr

±22,827 VPD



±15,016 VPD



United Rentals

SITE

1830 FOREMAN DRIVE
COOKEVILLE, TN



Foreman Dr



RETAIL AERIAL MAP

United Rentals
SITE
1830 FOREMAN DRIVE, COOKEVILLE, TN

Waffle House
Hardee's
Arby's

ACE Hardware
CALIBER COLLISION

Publix
Academy Sports + Outdoors
ROSS
DRESS FOR LESS
FIVE BELOW
PANDA EXPRESS

Kroger
TRACTOR SUPPLY CO.

ALDI

Walmart
HIBBETT SPORTS
SONIC

KNOXVILLE
100 Miles
~1.75 Hour Drive

FLOWERVE

SUNBELT RENTALS

Bojangles

ihop
Chick-fil-A
Olive Garden
McDonald's
Rib City
Steak 'n Shake
Red Lobster
McAlister's Deli
Starbucks
Golden Corral
Panera Bread
Fazoli's
Cane's
Chili's
Texas Roadhouse
Charley's
Logan's Roadhouse
Outback Steakhouse
Buffalo Wild Wings
Smoothie King
Wendy's
Chili's

BIG LOTS!
Firestone

TACO BELL

BURGER KING

POPEYES

DUNKIN' DONUTS

Pizza Hut

DUTCH BROS

LOWE'S

LONGHORN STEAKHOUSE
CAPTAIN D'S
7 ELEVEN
JCPenney
planet fitness

TUTCO HEATING SOLUTIONS GROUP

Target
Home Depot

THE WILLOWS
148,000 SF Retail Development to open by Fall 2026
Target
Home Depot

sam's club

KFC

Waffle House

AMC THEATRES

FERGUSON

CHATTANOOGA
98 Miles
~1.75 Hour Drive

KFC

Casey's

Budweiser

CENTURY GRANITE & MARBLE

D.T. McCALL & SONS

REGIONAL ACCESS



MAJOR HIGHWAYS

I-40	0.5 mi
State Route 111	2 mi
U.S. Highway 70N	3 mi



AIRPORTS

Upper Cumberland Regional	11 mi
Nashville Int'l	76 mi
Chattanooga Metropolitan	101 mi
McGhee Tyson	109 mi



MAJOR DESTINATIONS

Nashville	80 mi
Downtown Cookeville	5 mi
Tennessee Tech	5 mi
Knoxville	100 mi
Chattanooga	98 mi

TENANT OVERVIEW



United Rentals is the world's largest equipment rental company, serving construction, industrial, infrastructure, utility, municipal, and manufacturing customers throughout North America. Founded in 1997 and headquartered in Stamford, Connecticut, the company operates an extensive network of rental locations supporting mission-critical jobsite operations and industrial projects.

KEY FACTS



DIVERSE END-MARKET EXPOSURE

Serves construction, infrastructure, municipal, utility, and industrial sectors



ESSENTIAL JOBSITE OPERATIONS PROVIDER

Equipment and service solutions supporting mission-critical projects



SPECIALTY & GENERAL RENTAL PLATFORM

Broad fleet mix serving both large-scale and localized operations



STRONG CORPORATE OPERATING HISTORY

Long-term operator with established national customer relationships



INFRASTRUCTURE & INDUSTRIAL DEMAND DRIVER

Positioned within sectors benefiting from continued U.S. infrastructure investment



RECURRING OPERATIONAL NECESSITY BUSINESS

Business model supported by ongoing equipment replacement & project demand



REPRESENTATIVE PHOTO



1,500+
LOCATIONS

ACROSS U.S. & CANADA



1997
FOUNDED

GREENWICH, CT



NYSE:URI

PUBLICLY TRADED

TICKER: URI



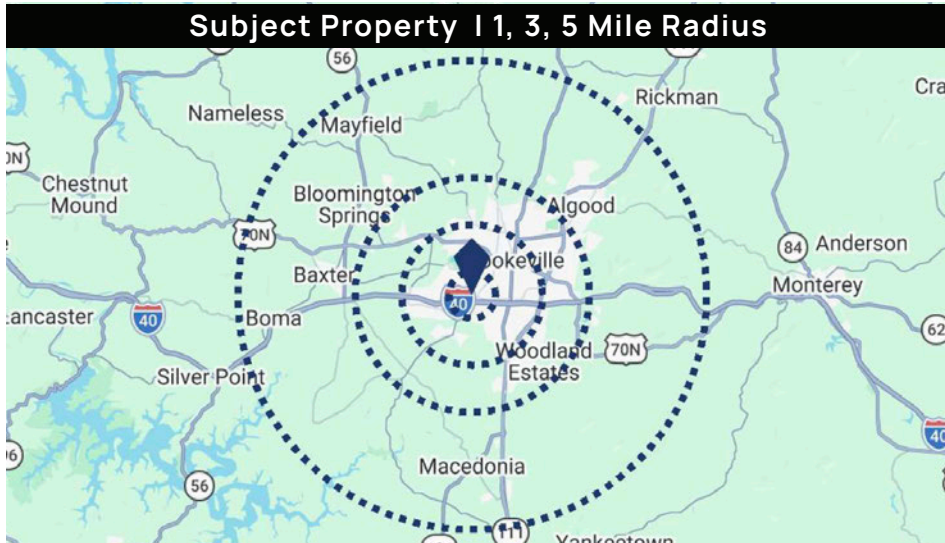
REPRESENTATIVE PHOTO

NX3

AREA OVERVIEW


COOKEVILLE, TN | INTERSTATE 40 CORRIDOR


50,000+ Residents (5-Mile) | Strategic Interstate 40 Corridor Location





DEMOGRAPHICS			
POPULATION	1 - MILE	3 - MILE	5 - MILE
2030 Projection	2,153	25,443	52,466
2025 Population	2,073	24,367	50,156
2020 Population	2,041	23,183	47,434
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2030 Projection	943	10,099	21,362
2025 Households	906	9,638	20,358
2020 Households	890	9,179	19,245
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2025 Avg HH Income	\$89,653	\$72,378	\$75,130

Cookeville serves as a major commercial and industrial hub in Middle Tennessee, strategically positioned along Interstate 40 between Nashville and Knoxville. The city benefits from strong regional connectivity, a growing industrial base, and continued commercial expansion driven by manufacturing, logistics, healthcare, and education sectors. The subject property is located within one of Cookeville's primary industrial corridors, supporting long-term tenant demand and operational functionality.

ECONOMY
 Cookeville continues to experience steady economic growth supported by regional manufacturing, distribution, healthcare, and higher education employment. Major employers in the market include Tennessee Tech University, Cummins Filtration, Averitt Express, and Cookeville Regional Medical Center, creating a diverse and stable employment base throughout the region.

INDUSTRIAL MARKET
 The Cookeville industrial market benefits from its central location along Interstate 40, providing efficient access to Nashville, Knoxville, and broader Southeastern distribution routes. Continued industrial and logistics demand throughout Middle Tennessee has supported strong occupancy levels and sustained tenant activity across warehouse, service-industrial, and flex product types.

TRANSPORTATION & ACCESS
 The property benefits from excellent regional accessibility via Interstate 40, one of Tennessee's primary east-west transportation corridors. The location provides efficient connectivity to major population centers, distribution routes, and industrial users throughout the Southeast, supporting continued operational demand for service-oriented industrial tenants.

EDUCATION & WORKFORCE
 Tennessee Tech University serves as a major regional economic driver, supporting workforce development, engineering talent, and long-term population stability within the Cookeville market. The university contributes to sustained economic activity and continued residential and commercial growth throughout the area.

ABOUT US

OVER \$2 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$2 Billion in Commercial Real Estate Transactions across the United States in 40 States and we are well-versed in many different CRE Sectors with a sole focus on Casual Dine, QSR, Free Standing Grocers, and Grocery Anchored Centers. We look forward to learning about your successes and finding ways to add value to your Commercial Real Estate Portfolio.

MOST RECENT TRACK RECORD



\$11,000,000

WALGREENS
Hallandale Beach, FL



\$3,375,000

Chick-fil-A
New Castle | Delaware



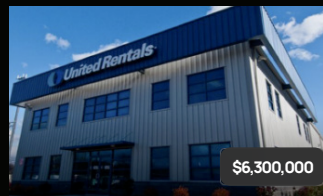
\$4,400,000

7-11
Fort Lauderdale | Florida



\$2,240,000

Express Oil Change
Newnan | Georgia



\$6,300,000

United Rentals
Lafayette | Indiana



\$2,340,000

Dollar General
Williamston | Michigan



\$8,744,850

Tyler Truss Industrial
Pendleton | Indiana



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