



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES  
**INDUSTRIAL**

# United Rentals

8 Alliance Cir.  
Beacon Falls, CT 06403





## EXCLUSIVELY LISTED BY

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# INVESTMENT HIGHLIGHTS

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- **New 5-year Extension** – United Rentals recently executed a 5-year lease extension as of November 1, 2018 showing excellent tenant security.
- **Recent Building Updates** - ±\$400,000 in renovations put into the facility and yard by tenant. Including site and concrete work & separator, electrical upgrades, mechanical equipment among other improvements. Showing strong tenant commitment to the location.
- **Strong Location** - Located in the New Haven MSA directly off Hwy 8, which is the main highway between Bridgeport and Waterbury. The site is located just less than 30 minutes from Yale University and downtown New Haven. New Haven is the state's largest distribution city and fourth largest economy in New England with vacancy rates just above 4.0%.
- **Building above market standards** - Building Features - Built in 2006, this 13,500 SF facility sits on a large 8.08-acre lot, providing extensive space for outside storage. The site is improved with a one-story, prefabricated metal and steel frame, office/warehouse, and standing seam metal roof. Site improvements include a macadam paved and gravel parking and driveway area, wall mounted lighting, and landscaping.
- **Investment Grade Tenant** - United Rentals, a Fortune 500 company, is the largest equipment rental company in North America. It owns the largest rental fleet in the world and has almost 1,000 locations across 49 states and throughout Canada. In 2017 alone, United Rentals' revenue totaled more than \$6.6 billion.
- **United Rentals: Trench Safety Program** - This site is part of United Rentals Trench Safety Training Program, which exceeded 100,000 construction workers trained in confined space entry and excavation safety. United Rentals is the nation's largest provider of trench safety training programs.

# FINANCIAL OVERVIEW

8 ALLIANCE CIR.,  
BEACON FALLS, CT,



LIST PRICE

**\$1,620,000**



CURRENT  
CAP RATE

**8.00%**



LOT SIZE

**±8.08 AC**



YEAR BUILT

**2006**



SQUARE  
FOOTAGE

**±13,500 SF**

## TENANT SUMMARY

Tenant Trade Name	United Rentals
Type of Ownership	Fee Simple
Lease Guarantor	United Rentals Reality, LLC
Lease Commencement	August 1, 2013
Lease Expiration	October 31, 2023
Term Remaining	±4.5 Years
Lease Type	NNN (Modified)
Tenant Responsibilities	Utilities, Property Taxes, Normal Maintenance and Repairs, Insurance, service contract on HVAC system
Landlord Responsibilities	Roof and Structure, any maintenance or repairs exceeding \$1,500.00
Increases	15% in Option Period
Options	One, 5-Year Options

## ANNUALIZED OPERATING DATA

	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 10/31/2023	\$129,544.80	\$10,795.40	8.00%
5-Year Option	\$148,976.52	\$12,414.71	9.19%



CLEAR HEIGHT

**18' & 20'**



CONSTRUCTION  
**PREFABRICATED METAL  
& STEEL FRAME**



DRIVE-IN  
DOORS

**6**







# SURROUNDING TENANTS





# TENANT OVERVIEW



Property Name	United Rentals
Parent Company Trade Name	United Rentals, Inc. (NYSE: URI)
Ownership	Public
No. of Locations	± 1,000
No. of Employees	± 15,000
Annual Revenue	± \$6.6 Billion
Headquartered	Stamford, Connecticut
Website	<a href="http://www.ur.com">www.ur.com</a>

## TENANT OVERVIEW

United Rentals (NYSE:URI) was founded in 1997 and quickly became the world's largest equipment rental provider, with about 11 percent of the region's market share. Today, the company continues to build on its industry leadership with a best-in-class range of resources and the largest customer service network of its kind in North America. United Rentals deploys over \$11.6 billion of fleet (original equipment cost) through approximately 1,000 branches, a centralized reservation service and automated online ordering. The branches are fully integrated through technology, allowing them to collaborate on solving customer needs.

United Rentals was founded in 1997 by Bradley Jacobs and grew primarily through acquisition. It offers general, aerial, and specialty rentals to a customer base that includes construction and industrial companies, utilities, municipalities, and homeowners. In addition to rentals, the company offers new and used equipment sales, servicing, and safety training. United Rentals is currently led by Michael J. Kneeland (President & CEO) and William B. Plummer (Executive Vice President & CFO). It is headquartered in Stamford, Connecticut.

## BUSINESS OPERATIONS

United Rentals serves its customers as a single-source solution, provided through two business segments: General Rentals and Specialty Rentals: General Rentals offers construction, industrial and homeowner equipment for rent, and related services. Specialty Rentals includes the rental of equipment and tools for underground construction, temporary power, climate control, fluid transfer, disaster recovery, onsite tool management and related services. To serve specific sectors of its customer base, United Rentals has a comprehensive National Accounts program, industry specialists, and government sales specialists. Additional customer services are provided by the company's centralized, toll-free call centers, emergency response teams, and individuals dedicated to larger accounts, such as managed services consultants, and single points of contact.

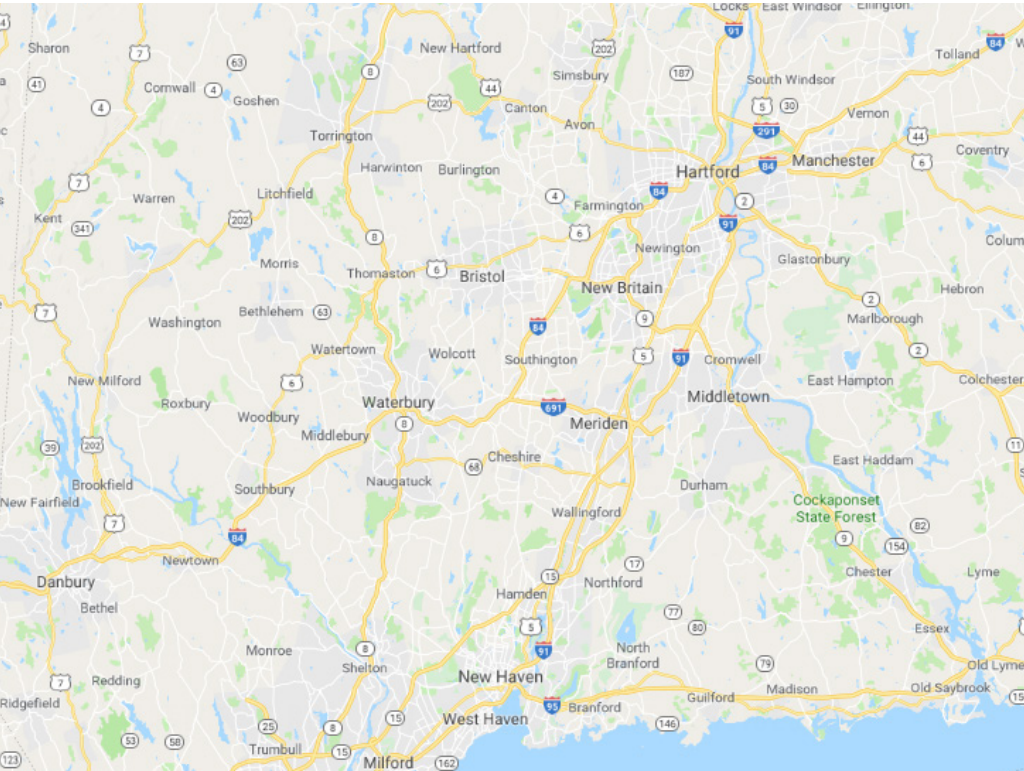


# AREA OVERVIEW

## BEACON FALLS, CT

Beacon Falls is a small community of just over 6,000 residents located on the Naugatuck River in the middle of the Naugatuck Valley. It is a great community for those interested in passive recreation, canoeing, kayaking, fishing with the only recognized official access to the Naugatuck River in several locations.

It is one of the youngest towns in the State of Connecticut, situated in the heart of the Naugatuck Valley; a convenient commute to major cities. The town's early economy centered on farming, friction matches, and rubber shoes and is service based today. The tight knit community works together to create community events throughout gets residents and visitors more involved while also giving back to community projects and developments.



## DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	7 Mile
2023 Projection	21,986	60,125	60,125
2018 Estimate	21,536	59,605	59,605
2010 Census	20,593	58,687	58,687
Growth 2018-2023	2.09%	0.87%	0.56%
HOUSEHOLD	3 Mile	5 Mile	7 Mile
2023 Projection	8,643	23,048	45,356
2018 Estimate	8,478	22,879	45,189
2010 Census	8,136	22,601	45,060
Growth 2018-2023	1.95%	0.74%	0.37%
INCOME	3 Mile	5 Mile	7 Mile
2018 Est. Average Household Income	\$111,456	\$110,531	\$109,757



# NEW HAVEN, CT

New England charm and global cosmopolitanism combine in this small, livable seaside metropolitan area. Centuries-old architecture houses the galleries, concert venues and coffee shops that help make New Haven the cultural capital of Connecticut.

Yale University also adds to New Haven's charms. The Ivy League cultural institution has attracted artists, innovators, politicians and celebrities since the 1700s. The university's presence grants area residents easy access to art, theater and college sports. The region is also known for its cuisine, with high-end restaurants rubbing elbows with classic New Haven-style pizza joints and grilled cheese trucks.

New Haven is home to one of the most walkable city centers between New York City and Boston, as well as idyllic rural homes for those who love peace and quiet.





# ECONOMIC DEVELOPMENT

The mission of the Economic Development Administration, is to advance New Haven as a model, modern, world-class city, in which everyone who wants a well-paying, career-oriented job can find one, by (1) facilitating commercial development, (2) attracting quality businesses and investment, and (3) expanding the breadth and quality of overall employment.



**Attracting and retaining quality companies:** Securing public-sector investment and private-sector partners that will build on New Haven's advanced manufacturing, high technology, food processing, health care, and life science industry clusters.



**Developing local jobs and businesses:** Providing small businesses, particularly minority-, woman-, and locally-owned small businesses, with the access to resources to grow in New Haven, and preparing City residents of all backgrounds for sustainable employment opportunities.



**Revitalizing New Haven's neighborhoods:** Fostering mixed-use development that accelerates the formation and enhancement of distinctive, welcoming communities downtown and throughout the city; partnering with community stakeholders and accomplished developers to offer residents of all circumstances high-quality housing and retail options; and promoting the growth of diverse educational, artistic, and cultural amenities that augment New Haven's status as a leading recreational destination.



**Improving New Haven's global competitiveness:** Enhancing New Haven's competitive stature regionally, nationally, and internationally, and means of access to the world, by increasing its connectivity at and through State Street and Union Station and Tweed-New Haven Airport and creating new transit alternatives that align with the city's essential quality of life.





# YALE UNIVERSITY

Yale University is an American private Ivy League research university in New Haven, Connecticut. Founded in 1701, it is the third-oldest institution of higher education in the United States and one of the nine Colonial Colleges chartered before the American Revolution. Yale's reach is both local and international. It partners with its hometown of New Haven, Connecticut to strengthen the city's community and economy. And it engages with people and institutions across the globe in the quest to promote cultural understanding, improve the human condition, delve more deeply into the secrets of the universe, and train the next generation of world leaders.

Yale is organized into fourteen constituent schools: the original undergraduate college, the Yale Graduate School of Arts and Sciences and twelve professional schools. While the university is governed by the Yale Corporation, each school's faculty oversees its curriculum and degree programs. In addition to a central campus in downtown New Haven, the University owns athletic facilities in western New Haven, a campus in West Haven, Connecticut and forest and nature preserves throughout New England. The university's assets include an endowment valued at \$29.4 billion as of October 2018, the second largest endowment of any educational institution in the world. The Yale University Library, serving all constituent schools, holds more than 15 million volumes and is the third-largest academic library in the United States.



**OVER 12,000 STUDENTS  
ACCEPTED ANNUALLY**



**#2 NATIONWIDE FOR  
GRADUATION  
RATES**



**RANKED 3RD BEST  
COLLEGE IN THE NATION**



## CONFIDENTIALITY & DISCLAIMER STATEMENT

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

1. The Offering Memorandum and its contents are confidential;
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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Seller 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 this Offering Memorandum.





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