

Building Generational Value in America’s Industrial Backbone

Oxford Realty Advisors is a private real estate investment firm targeting value-add industrial and flex properties across the Mid-Atlantic and Midwest. We acquire Class B/C shallow-bay industrial at a fraction of replacement cost, apply hands-on operational improvements, and hold for generational time horizons with permanent capital.

600,000+ SQUARE FEET	140+ TENANTS	18+ PROPERTIES	4 CORE MARKETS	21+ YEARS OPERATING
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INVESTMENT CRITERIA

Deal Size	\$1M – \$10M
Property Type	Class B/C Industrial, Flex, Shallow-Bay, IOS
Building Size	< 50,000 SF per building
Markets	DC Metro · Baltimore · Columbus · Kansas City · Indianapolis
Strategy	Value-Add, Long-Term Hold
Acquisition Basis	Significantly below replacement cost

TARGET MARKETS

Maryland 253K+ SF Columbia · Owings Mills · Easton · Salisbury	Columbus, OH 280K+ SF Zettler · Banwick · Morrison · Rarig · E Fifth	Kansas City 34K+ SF Raytown · State Route 350	Expanding Target Indianapolis and Midwest secondary markets
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SELECTED CASE STUDIES

PROPERTY	MARKET	SIZE	BASIS	GROWTH	VALUE
Sepich Portfolio	Columbus, OH	110K SF	\$4.6M · \$42 PSF	2.0x NOI	Est. \$12M
9050 Red Branch Road	Columbia, MD	90K SF	\$7.7M · \$85 PSF	1.8x NOI	30% CoC
29000 Information Lane	Easton, MD	48K SF	\$2.0M · \$42 PSF	6.3x NOI	Est. ~\$7M
1900 North Broadway	Baltimore, MD	26K SF	\$1.3M · \$48 PSF	3.5x NOI	Est. \$5.5M+

LEADERSHIP

Eric Goldberg	Founder · 20+ years in CRE · Washington University in St. Louis
Gabriel Goldberg	VP, Acquisitions · Cornell University · Acquisitions & Technology