



SELF STORAGE SALES NETWORK

Self Storage Investment Offering

Manteca Self Store-It
1735 E. Yosemite Ave.
Manteca, CA 95336



Price **\$4,195,000**

Units 497

Total Square Feet 60,300

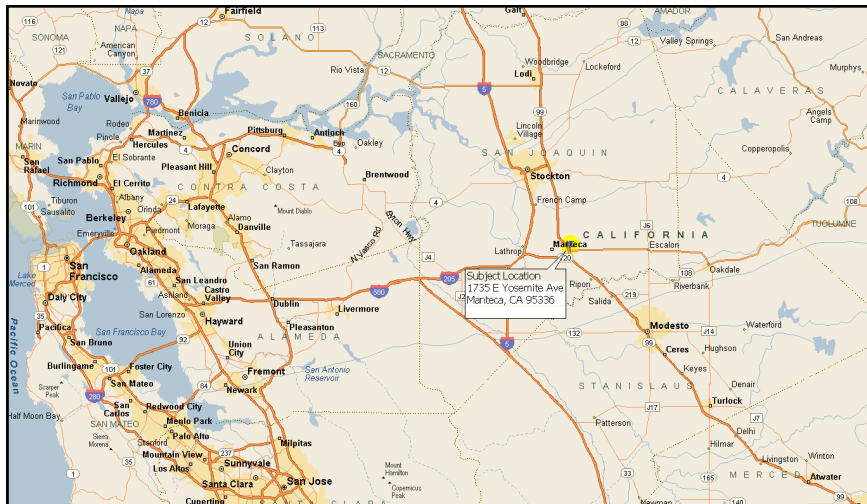
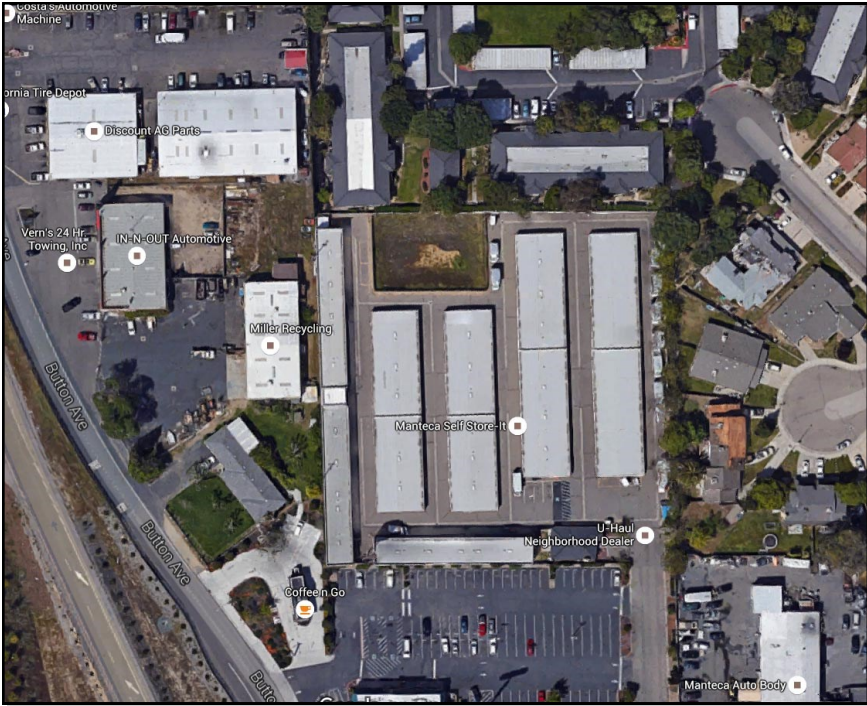
Rentable Square Feet 53,250

Land Area 2.87 acres

Unit Occupancy 99%

- Excellent visibility at the intersection of Hwy 99 and E. Yosemite Ave (Hwy 120)
- 50' Pylon signage on Hwy 99 and on E. Yosemite Ave.
- 53,250 NRSF in 497 units built in 1985
- 99% average occupancy over past 12 months
- On-site manager's unit (2 bedroom, 1 bath)
- U-Haul Truck rental
- Below market rents!
- Masonry block and wood frame construction / Hardie Plank siding
- 1 & 2 story buildings with 2nd floor freight elevator

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