



SELF STORAGE SALES NETWORK

SELF STORAGE

PORTFOLIO OPPORTUNITY

2-Property Portfolio Bloomington, IL

\$2,350,000 Self Storage Facility

\$1,400,000 Flex Spaces

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WAVELAND

Commercial Real Estate LLC

CONSTITUTION PLACE SELF STORAGE

- Constitution Place Self Storage is a new facility completed in 2016
- Offers a wide variety of sizes, drive-up, non-climate and climate control units
- Facility has great lease-up history
- Located less than 1/2 mile from Illinois Wesleyan University and located less than 2 miles from Illinois State University with a combined student population of over 23,000



PROPERTY DETAILS

- 26,960 RSF
- 237 Units
- 19 outdoor parking spaces
- 2.4 acres
- Recently achieved 88% occupancy
- Wide drive aisles
- Large rental and retail office

CONSTITUTION PLACE FLEX SPACES

- Adjacent to the new Constitution Place Self Storage facility
- 31,000+ SF of flex space
- Includes 8,900 SF of self storage space
- Tenants pay their own utilities
- Buyer may consider allocating more space to self storage



