



SELF STORAGE ADVISORS

SELF STORAGE
INVESTMENT OPPORTUNITY

**Storage Near Me - Shadow
Mountain Storage**
6202 S. Sheridan Road
Tulsa, OK 74133

Jared Jones, CCIM
Jones Investment Properties
918-609-0541
jjones@selfstorage.com



List Price: \$3,700,000

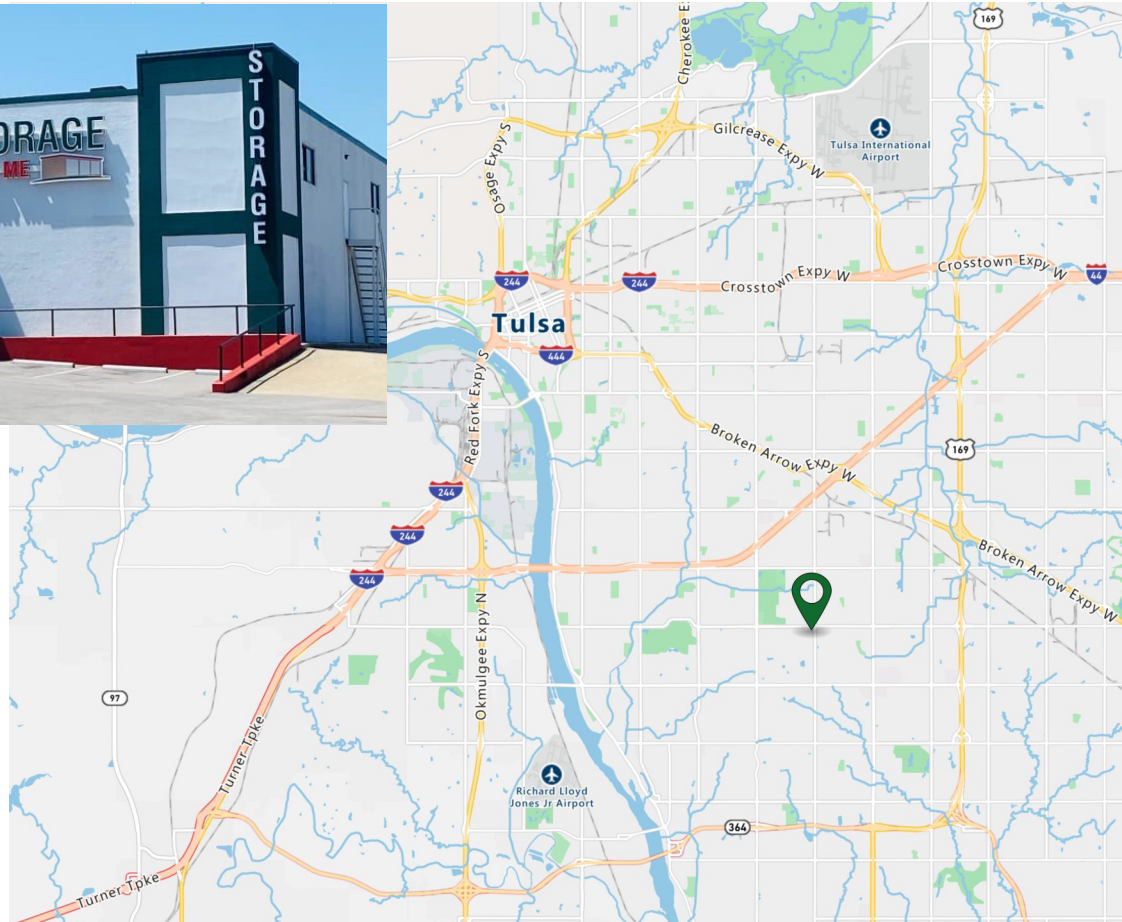
INVESTMENT HIGHLIGHTS

- Institutional-quality property located in Tulsa, OK, a top 55 MSA
- Well-positioned, infill location with high barriers to entry
- Significant upside remaining through aggressive tenant insurance implementation, interior expansion and rate increases
- High-quality construction

PROPERTY HIGHLIGHTS

- 294 Units
- 52,995 RSF
- 2.7 Acres
- 16,500+ VPD pass the facility





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