

# Self Storage Investment Opportunity



SELF STORAGE ADVISORS

**ModBox Storage**

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Gastonia, NC 28056

Presented by:

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**LIST PRICE: Unpriced**

## INVESTMENT HIGHLIGHTS

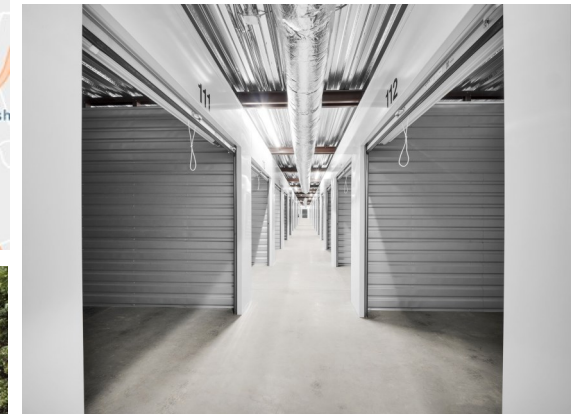
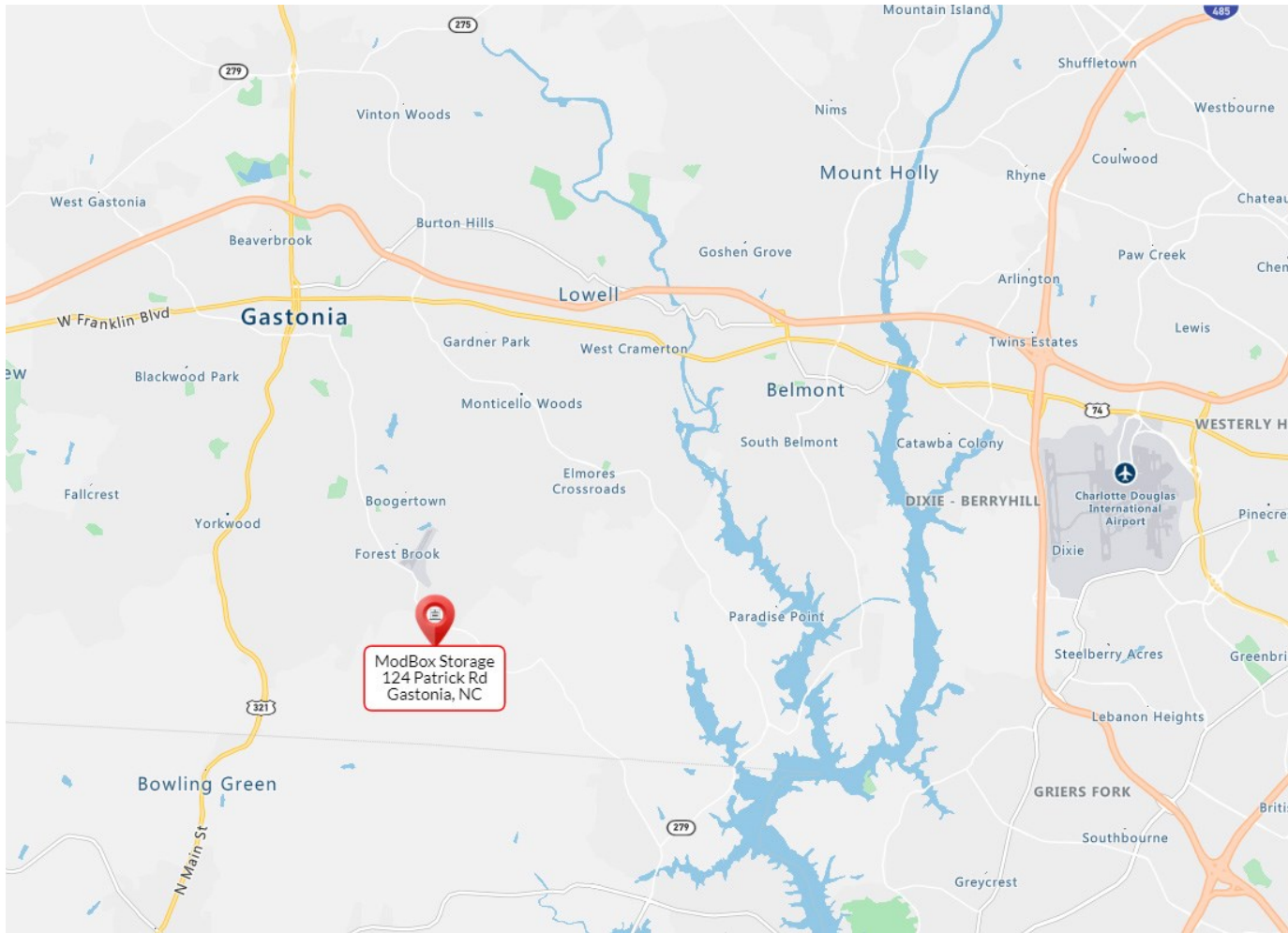
- Value-add opportunity for buyer to lease expansion and increase rates
- Recent expansion of 18,850 RSF
- Very high occupancy before expansion
- Ability to add on site management
- Only 15 miles from Charlotte Douglas International Airport
- Additional opportunity to convert warehouse to storage
- [CLICK HERE](#) for aerial drone footage

## PROPERTY DETAILS

Rentable SF:	40,350
Year Built:	1991, 2022
Number of Units:	114, 271 with expansion
Acreage:	4.8







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