

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Prescott Self Storage Development Opportunity

1045 Orrin Road
Prescott, WI 54021

Presented by:

BRUCE BAHRMASEL

312-518-3550

bruce@selfstorage.com

bbbahr@aol.com

JESSE LUKE & SCOTT RIHM

EquiCap Commercial

630-696-7281

jesse@equicapcommercial.com

scott@equicapcommercial.com

LIST PRICE: \$1,650,000

INVESTMENT HIGHLIGHTS

- Fully approved, prime development site!
- Steel ordered, all preliminary sitework done and utilities being installed
- Last approved storage site before a moratorium on storage
- Very underserved area with Class D competition across the road to be demolished
- Located in the Twin-City MSA
- High traffic area located nearby other commercial enterprises
- When complete, will offer 46,000 NRSF, 13,000 of which will be climate control



