

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Berkshire Route 15 Self Storage

825 Berkshire Valley Road
Wharton, NJ 07885

Presented by:

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ASKING PRICE Call Broker for Pricing & Additional Information

INVESTMENT HIGHLIGHTS

- Independently Managed Self-Storage Facility with Approved Expansion Plans
- 2 Existing Self Storage Buildings and an Office Building
- 13,990 Rentable SF of Self-Storage | 2,500 SF of Parking
- 104 Self-Storage Units (Drive-Up & Climate Control) & 10 Parking Spaces
- Stabilized Occupancy
- Township Approved Expansion Plans for 30,400 GSF | Approx. 24,400 NRSF
- 3.28 Acres of Land
- Strong Demographics – Population: 101,000 within 5 Miles | 5 SF Per Capita
- Located on Berkshire Valley Rd. with direct access to Route 15 & Interstate 80

PROPERTY DETAILS

Storage NRSF:	13,990
Parking NRSF:	2,500
Number of Units:	104 storage + 10 parking
Acreage:	3.28 Acres
Year Built:	1984, 2003 & 2005

