

Self Storage Investment & Development Opportunity



SELF STORAGE ADVISORS

Berkshire Route 15 Self Storage

825 Berkshire Valley Road
Wharton, NJ 07885

Presented by:

LINDA CINELLI, CCIM & EDAN COHEN

LC Realty

908-722-5661 / linda@lcrealtyusa.com

646-630-8511 / edan@lcrealtyusa.com



ASKING PRICE \$3,495,000

INVESTMENT HIGHLIGHTS

- **Self-Storage Facility with Site Plan Approvals for Expansion**
- 2 Existing Self Storage Buildings and an Office/Warehouse Building
- 21,407 Gross SF Total + Parking
- 5,200 Gross SF Two-Story Office/Warehouse Building for Conversion
- 13,990 RSF of Self-Storage + 2,500 RSF of Parking
- 104 Self-Storage Units (Drive-Up & Climate Control) & 10 Parking Spaces
- 89% Unit Occupancy
- Site Plan Approvals for additional 30,400 GSF of Self-Storage | 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
- Click [HERE](#) to view Aerial Tour

PROPERTY DETAILS

Parcel Size (Acres):	3.28 Acres
Total Number of Existing Buildings:	3 Buildings (2 Self-Storage + 1 Office/Warehouse)
Total Existing Buildings Size:	21,407 Gross SF
Storage Net Rentable SF:	13,990 Net Rentable SF
Parking Net Rentable SF:	2,500 Net Rentable SF
Total Units:	114 Units (104 Storage + 10 Parking)
Physical Occupancy:	89%
Expansion/Development Potential:	Site Plan Approvals for Additional 30,420 GSF of Self-Storage
County:	Morris County
Municipality:	Jefferson Township



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