

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Security Storage Wyoming

- 1305 Dell Range Boulevard
- 5235 Hynds Boulevard
- 2130 Missile Drive

Presented by:

JON NESBITT

WY License #16537

**BEN VESTAL, COLE CAROSELLA &
MATTHEW COX**

Argus Self Storage Advisors

303-317-6469 / bvestal@argus-realestate.com

720-909-8602 / cole@argus-realestate.com

720-909-8605 / matthew@argus-realestate.com

LIST PRICE: Unpriced - Call for Offers

INVESTMENT HIGHLIGHTS

- 100 miles north of Downtown Denver
- High physical and economic occupancy – opportunity for new owners to push existing customers current rates and utilize revenue management
- Strategically located throughout Cheyenne allows easy access for all residents
- No tenant insurance currently offered, potential for new owner to increase revenue with additional income streams
- Portfolio managed out of Dell Range Road facility and is +/- 6 minute drive between satellite facilities
- Security Storage West property recently affected by fire. Only one building was affected. Insurance claim has been filed. More details to come

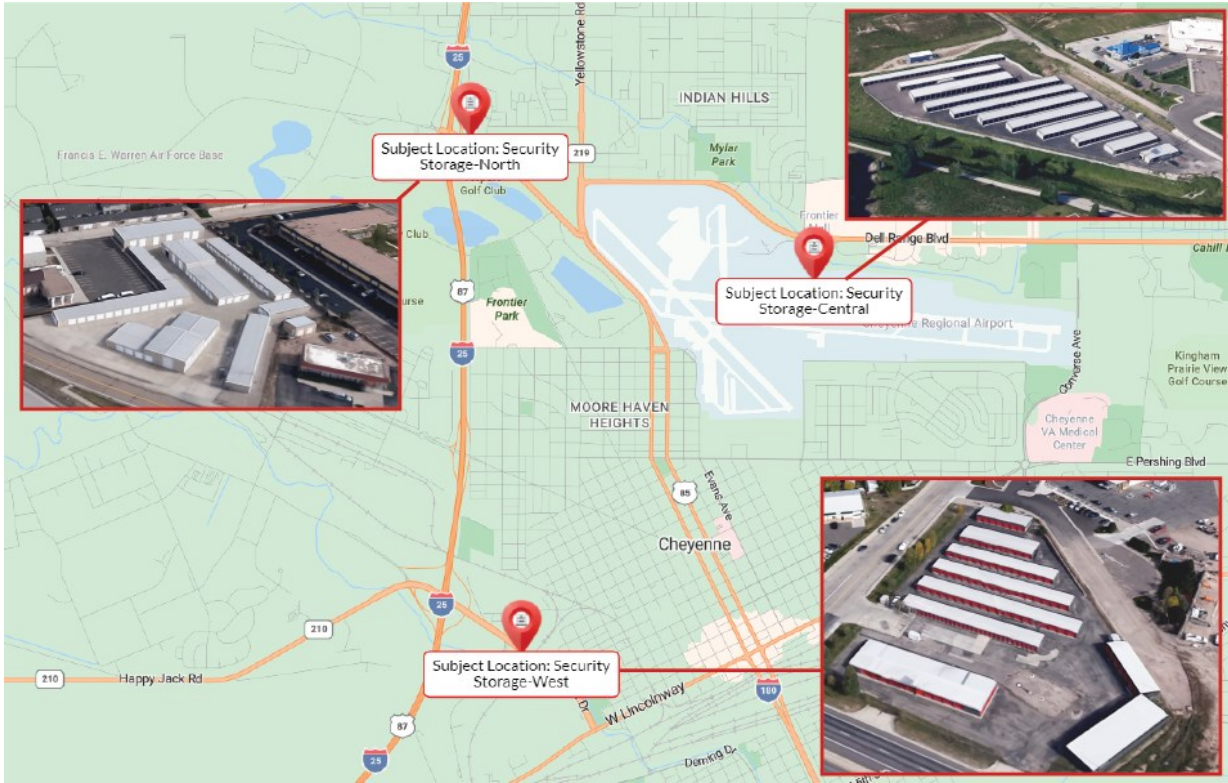
POFTFOLIO DETAILS

Total Rentable SF: 99,602

Total Number of Units: 725

Year Built: 1993-1996





Argus Self Storage Advisors has compiled this information from sources believed to be reliable however can make no warranties, express or implied, to it's accuracy. Buyer to conduct their own due diligence.