

Self Storage Investment Opportunity



SELF STORAGE ADVISORS

Cubestart Self Storage (3rd Party Managed)

2151 Tunnel Hill Road
Elizabethtown, KY 42701

Presented by:

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LIST PRICE: \$9,950,000

INVESTMENT HIGHLIGHTS

- New development in Elizabethtown, KY (bedroom community of Louisville)
- Class-A facility with Certificate of Occupancy issued 8/23/23
- 83,250 NRSF – 419 non-climate units and 245 climate-controlled units
- Ford Motor Co. is opening a \$6 Billion battery plant on southside of Elizabethtown in 2025
- Over 5,000 residential units under construction or in planning in Elizabethtown
- 6% Physical Occupancy



