Self Storage Development Opportunity



Egg Harbor Development Site

815 & 823 W. White Horse Pike Egg Harbor City, NJ 08215

Presented by:

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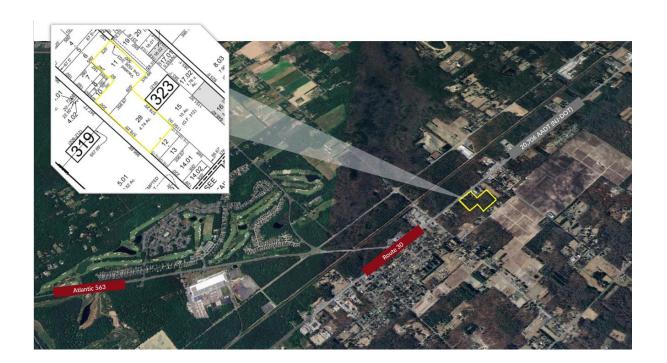
Sector Property Group 646-630-8511 Edan@sectorpg.com



LIST PRICE: \$950,000

INVESTMENT HIGHLIGHTS

- 9.01 Acres with Excellent Visibility Along Route 30
- Fully Approved Site Plan for Phased Self-Storage Development
- 123,276 GSF of Self-Storage Across 7 Buildings
- 102,025 NRSF of Climate-Controlled and Drive-Up Storage Across 763 Units
- 39,680 NRSF of Covered Vehicle, Boat, and RV Storage
- HC-2 Zoning Permits Self-Storage, Flex Warehouse, Retail, Restaurants, and Other Commercial Uses
- Strategic Location Near Regional Demand Drivers



DEVELOPMENT OVERVIEW

Municipality: Galloway

Parcel Numbers: Block: 323 | Lot: 11 and 28

Zoning: HC-2 (Highway Commercial-2)

Parcel Size(s) (Acres): 9.01 Acres

Access: Access via W. White Horse Pike (a/k/a Route 30)

Development Approvals: Site Plan Approvals | Investor Responsible for Building Permits

Proposed Buildings: One 3-Story CC | Three 1-Story DU | Three Canopy

Approved Gross Building Area: 123,276 GSF Self Storage + 39,680 SF of Canopy/Vehicle Storage

Est. Net Rentable Sq. Ft. Storage: 123,276 NRSF of Self Storage

Est. Net Rentable Sq. Ft. Parking: 39,680 NRSF of Covered Vehicle Storage

Proposed # of Storage Units: 763 Units (600 Climate Control + 163 Drive-Up)

Unit Types: Climate Control | Drive-Up | Covered Parking





Argus Self Storage Advisors and LC Realty have 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.