

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Galloway Self Storage

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

Presented by:

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SALES PRICE

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INVESTMENT HIGHLIGHTS

- Self-Storage Development Opportunity
- Delivered with Site Plan Approvals – Flexible Plans for Two-Phase Development
- 102,025 NRSF Total of Self Storage
- 39,680 NRSF of Covered Vehicle Storage
- 7 Structures | 763 Units & Covered Parking
- 9.01 Acres
- Strong Market Demand for Storage and Parking

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:	7 Buildings: One 3-Story CC Three 1-Story DU Three Canopy
Approved Gross Building Area:	123,933 GSF Self Storage + 39,680 SF of Canopy/Vehicle Storage
Est. Net Rentable Sq. Ft. Storage:	102,025 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

