

Self Storage Development Opportunity



Galloway Self Storage

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

Presented by:

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LIST PRICE: \$1,200,000

INVESTMENT HIGHLIGHTS

- 9.01 Acres with Excellent Visibility on Route 30
- Approved for Self-Storage Development
- HC-2 Zoning Permits Flex Warehouse, Boat/RV Storage, and Various Commercial & Retail Uses
- 123,276 GSF with Site Plan Approvals
- 102,025 NRSF of Self-Storage Across 763 Units
- 39,680 NRSF for Vehicle, Boat, and RV Storage
- Potential for Alternative Uses Beyond Self-Storage, Including Flex Warehouse or Commercial Development

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:	123,276 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

