

Self Storage Development Opportunity



Galloway Self Storage

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

Presented by:

LINDA CINELLI, CCIM

LC Realty
908-722-5661
linda@lcrealtyusa.com

EDAN COHEN

646-630-8511
Edan@sectorpg.com



LIST PRICE: \$1,200,000

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:	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

