

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Monroe Self Storage Development Site

440 Berlin-Cross Keys Rd.
Williamstown, NJ 08094

Presented by:

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ASKING PRICE Call Broker

INVESTMENT HIGHLIGHTS

- Fully Approved Self-Storage Development
- Turnkey with Approvals & Construction Drawings
- 64,624 Gross SF Multi-Story Facility
- 48,225 Net Rentable SF | 480 Units
- 2.28 Acres of Development Land
- Pursuing 5-Year Tax Abatement
- Strong Market: 144K Population in 5 mi. | 5.7 SF of Self-Storage Per Capita
- Prime Location: Visibility on Berlin Cross Keys Rd. between Atlantic City Expy. & Black Horse Pike

PROPERTY DETAILS

Municipality:	Monroe
Parcel Numbers:	Block: 101 Lot: 7
Zoning:	BP (Business Park) – Commercial Corridor Redevelopment
Parcel Size(s) (Acres):	2.27 Acres
Access:	Access via: Berlin Cross Keys Road
Development Approvals:	Full Site Plan Approvals Construction Drawings
Proposed Buildings:	One 3-Story Class A Facility
Approved Gross Building Area:	64,624 Gross SF of Self Storage
Est. Net Rentable Sq. Ft. Storage:	48,225 NRSF of Self Storage
Proposed # of Storage Units:	480 Units
Unit Types:	Climate Control



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 its accuracy. Buyer to conduct their own due diligence.

